

Ghost River Ranch Property Owners’ Association

Special Meeting

12/11/2021 @ 2p Colorado City Rec Center, 5000 Cuerno Verde Blvd., Colorado City, CO 81019

***Meeting Minutes***

**Call to Order:** The meeting was called to order by President Jim Blackmon at 2:10p MST.

**Roll Call:** Board Members Present - President Jim Blackmon, Gib Rokich, Virginia Gillispie, Jesse White

Board Member Absent - Dan Senkow

Verbal roll call was taken by President Blackmon. Nineteen (19) members were present representing twenty-four (24) lots.

Four (4) members were present on Zoom representing three (3) lots.

**Proof of Quorum & Opening Remarks:** President Blackmon confirmed more than 32 property owners were present or represented by proxy thus a quorum was established.

**Contract Seller and Contract Buyer:** President Blackmon proposed a motion that the contract sellers be allowed to vote, at this Special Meeting, called to vote on a proposed amendment to the Bylaws. Member Frank Oborny, seconded the motion. The motion was discussed. President Blackmon called for a verbal vote. Seven (7) verbal Ayes & seventeen (17) verbal Nays were counted. Twenty-nine (29) proxies appointed to President Blackmon were added to the Ayes. One (1) proxy appointed to Gib Rokich was added to the Ayes. One (1) proxy appointed to Virginia Gillispie was added to the Nays. Final count - 37 Ayes & 18 Nays. (Three (3) proxies were deemed invalid due to their appointees not being present.)(One (1) proxy was deemed invalid due to the member not completing the form.) President Blackmon announced the Ayes have it and the motion was carried. (Contract Sellers & Contract Buyers were allowed to vote – one (1) vote per lot.)

**Proposed Amendment to the Bylaws:** President Blackmon presented and passed out paper ballots for a vote. Bylaw 3.1 shall be amended as follows: The affairs of this Association shall be managed by a Board of not less than three (3) directors who shall be members in good standing (current on all dues/assessments and fully compliant with Articles, Bylaws, Covenants and Plats) of the Association. In the case of members who are family entities, an officer or director, as applicable, may act as a member of the Board of Directors.

Ballots were counted by Debbie Oborny. 37 Yes & 18 No. President Blackmon announced the Amendment passed and the motion was carried.

President Blackmon adjourned the meeting.

Minutes by Debbie Oborny: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_