

**CASTLE HIGHLANDS HOMEOWNERS ASSOCIATION  
C/O PRISTINE COMMUNITIES  
P.O.BOX 124  
CASTLE ROCK CO 80104**

**MINUTES OF 2013 ANNUAL MEETING OF HOMEOWNERS**

**The Annual Meeting of Homeowners was convened on January 24, 2013 at 7:00 p.m.**

**Board members in attendance were Lyle Wilkes and Tom Rupert Also in attendance was John O'Connor of Pristine Communities, Inc.**

**There were 13 homeowners represented either in person or by executed proxies..**

**John O'Connor certified that notice of this meeting was sent first class mail to all owners of record on January 6, 2013. He also certified that a quorum was represented to hold the meeting.**

**A motion was made, seconded and passed to approve the Minutes of the January 26, 2012 Annual Meeting as presented.**

**President Rupert provided an overview of the projects undertaken and completed by the Association during 2012.**

**John O'Connor reviewed the financial statements dated December 31, 2012 and answered homeowner inquiries.**

**President Rupert advised the homeowners that three positions were up for election on the Board of Directors and that only two nominations had been received – Lyle Wilkes and Tom Rupert.**

**President Rupert opened the floor for additional nominations and none were made.**

**A motion was made, seconded and passed that since this was a non contested election that Mr. Wilkes and Mr. Rupert be elected by acclamation rather than casting ballots.**

**The Board indicated they would seek to find a third Board member that could be Appointed to the open position.**

**The 2013 budget was presented and reviewed by the homeowners. A motion was made, seconded and passed to ratify the 2013 budget as presented.**

**A motion was made , seconded and passed to adjourn the meeting at 8:00 p.m.**

**Respectfully submitted**  
**John O'Connor**  
**Recording Secretary**