

**PENRITH PARK HOMEOWNERS  
ASSOCIATION  
SPECIAL MEETING FOR THE  
TRANSITION FROM DEVELOPER TO HOMEOWNER  
CONTROL**

**Tuesday, September 6, 2022  
6:00 pm  
VIA ZOOM**

**I. CALL TO ORDER**

On behalf of the Board, Manager Heidi Brown called the Special Meeting of the Owners of the Penrith Park Homeowners Association at 6:03 p.m. The purpose of this meeting was to transition from Developer to control to homeowner control.

**II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM**

Manager Brown disclosed that one-hundred and thirty-two (132) homeowners of record were mailed the meeting notice, proxy and agenda on August 22, 2022. All three board members were present, and a quorum was established.

**III. INTRODUCTION OF TELEOS MANAGEMENT AND MANAGER HEIDI BROWN**

Heidi Brown of Teleos Management introduced herself as the manager Penrith Park/Skyview community.

**IV. APPROVAL OF DECEMBER 6, 2021, ANNUAL MEETING MINUTES**

Following discussion, upon motion duly made by Director Honea, seconded by Director Gentry, upon vote and unanimously carried, the December 6, 2021, annual meeting minutes.

**V. BUILDER UPDATE**

Director Honea announced DR Horton is close to build out anticipating Q1 2023 to be sold out.

**VI. UPDATE ON LANDSCAPING**

Discussion followed on Metco going out of business resulting in irrigation problems and weeds. The community should see huge improvements with the new landscaper as well as the HOA tracts.

- Discussion followed that rock socks cannot be removed until Town of Bennett gives approval.
- Homeowner asked about speed bumps and was told the Town handles the streets
- Further discussion followed on drip lines to the trees and dead plants and trees will most likely be replaced in the Spring.
- Manager Brown is obtaining bids for 2023 landscaping season.
- Discussion followed on the entrance being native grass and it will take 2-3 years to mature and establish.

## **VII. OLD BUSINESS - None**

## **VIII. NEW BUSINESS**

### **A. Transition from Developer to Homeowner Control**

As per the Declaration of the Association, and the Community reaching 75% buildout, the control of the Association is now being transitioned to the Homeowners, effective September 6, 2022. DR Horton announced they will remain on the Design Review committee, but welcome other homeowners to participate.

### **B. Election of two (2) Directors**

Following discussion and because the Community has reached a 75% buildout, two (2) homeowners must be elected to the Board of Directors. There were three (3) candidates available: Kira Menken, Sydney DeLuzio and Tim Hucksoll. Each candidate gave a brief introduction of their qualities.

Following secret voting, the following homeowners were elected to the Board: Sydney DeLuzio and Tim Hucksoll for 2-year terms. Both elected members accepted their appointment.

### **C. Annual meeting date**

Manager Brown will reach out to the board members to schedule the annual meeting.

## **IX. RESIDENTS FORUM**

- Homeowner asked how long the process for approval to improvements and modifications. Manager Brown responded they are reviewed for completion and passed on the committee at least weekly.
- Homeowner asked how long they should wait for a board member to respond. Manager Brown discussed that all concerns should come through management, and she will handle or forward to board member.

## **X. ADJOURNMENT**

There being no further business to come before the Board of Directors at this time, upon motion duly made and seconded, the meeting was adjourned at 6:53 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the regular meeting held on September 6, 2022 and was approved by the Board of Directors of the Penrith Park Homeowners Association.

Respectfully Submitted,



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President



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Secretary for the Meeting