CASA RADO CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING OF OWNERS MINUTES

2026 Annual Meeting of Owners | Thursday, November 5, 2026

DRAFT FOR BOARD REVIEW

Meeting time	Noticed for 5:30 p.m. Mountain Time; called to order at 5:46 p.m. after a Zoom access delay; adjourned at 6:53 p.m. Directors and management continued an informal discussion until about 7:48 p.m. (Item 12).
Location	Zoom videoconference, meeting ID 836 7003 2647
Presiding	Paul Darr, President, with management facilitating
Directors present	Paul Darr, President; Nannette Lintott, Vice President; Trish Mahre, Secretary; Peggy Maurer, Treasurer; Greg Sharpe, Member at Large
Units represented	Seven units confirmed at roll call: Units 1, 2, 4, 5, 6, 7 and 8. A participant labeled "owner" did not identify a unit. Unit 3 joined at about 6:16 p.m., after the budget vote.
Proxies	One proxy received, for Unit 8; not used because the owner attended
Management	M. Vaneza Alvarado, Design HOA
Recording	Recorded by management to assist with preparation of these minutes

1. Call to Order, Roll Call and Quorum

Owners and directors could not join with the link and passcode in the notice. At about 5:35 p.m. management emailed and texted a new link, and participants joined. President Paul Darr called the meeting to order at 5:46 p.m. Management took roll by unit. Seven units were confirmed present, and a quorum of two units was present. Management received one proxy, for Unit 8, which was not used because the owner attended.

2. Proof of Notice and Agenda

Management reported that notice of the meeting was mailed first class to all eight units through PayHOA on October 19, 2026, 17 days before the meeting and within the 10-to-50-day period of C.R.S. § 38-33.3-308(1), and that the full packet was emailed to owners through PayHOA on October 21. The mailing record is in the Association's files. One owner reported not receiving the mailed notice at the owner's address of record; management stated the mailing record shows it as delivered. There was no objection to the notice or the agenda.

3. Recognition of Paul Darr

Mr. Darr confirmed that he is stepping down as President and member of the board. Management, directors and owners thanked him for his service, including his work on the boiler replacement, the 2027 budget and the bylaws project.

4. Management Report

Boiler. Leland Plumbing replaced the boiler on October 1, returned October 12 to 16 to purge air from the heating lines, and the Mesa County inspection on October 21 passed. The final invoice is 13,800 dollars. The Association paid a deposit of 1,380 dollars in September, and the balance of 12,420 dollars is due November 11. The special assessment of 1,725 dollars per unit approved in August covers the full cost; most owners paid in full and some are paying in Board-approved installments. The boiler has a one-year parts and labor warranty and needs an annual state inspection.

Reserves. For January through October 2026, owners were billed 2,000 dollars in reserve contributions and paid 1,900 dollars; 100 dollars is still owed by two units. Only 450 dollars reached the reserve account because single

owner payments could not be split between accounts. Management will ask the Board to transfer 1,450 dollars from operating to reserves and to return 421 dollars of a December 2025 owner payment from reserves to operating.

State registration. The Association's registration with the Division of Real Estate was never completed. Until it is, the Association cannot record or enforce assessment liens. Management can complete it at the Board's direction.

There were no questions on the report.

5. 2027 Budget Presentation

Management presented the 2027 budget the Board adopted on October 1, 2026, summarized on page 3 of the packet. It set the monthly assessment at 375 dollars per unit, made up of 300 dollars for operations and 75 dollars for reserves, replacing the current 250 dollars per unit, which is a 225-dollar regular assessment plus a 25-dollar reserve contribution. Projected revenue was about 36,000 dollars, operating expenses 28,775 dollars, the reserve contribution 7,200 dollars, and the projected surplus 25.67 dollars. Management noted it is the Association's first formal budget, built from about 16 to 18 months of collection and payment records. There were no owner questions.

6. Budget Veto Vote: 2027 Budget Vetoed

Management explained that owners do not vote to approve the budget; it takes effect unless the owners of a majority of all units, five of eight, vote to veto it, whether or not a quorum is present (C.R.S. § 38-33.3-303(4)(a)). Management first asked each unit to answer "yes" to veto. After Unit 1's answer showed the question was unclear, management restated it as whether each unit approves the budget, with "no" meaning a vote to veto, and took the vote by unit:

Unit	Vote
1	Approve (no veto)
2	Veto
3	No vote cast
4	Veto
5	Veto
6	Veto
7	Approve (no veto)
8	Veto

Five of the eight units voted to veto, so the 2027 budget was vetoed. Under C.R.S. § 38-33.3-303(4)(a)(II), the periodic budget last proposed by the Board and not vetoed continues until a new budget takes effect. Management stated that assessments therefore continue at 250 dollars per unit per month: a 225-dollar regular assessment plus a 25-dollar reserve contribution.

7. Next Step on the Budget

Management advised that the Association will be underfunded at the current assessment and recommended that the Board meet soon to propose a new budget, which must then go to owners at a noticed meeting for a veto opportunity. Directors agreed, without a formal motion, to hold a Board meeting open to owners on Monday, November 30, 2026, at 5:00 p.m. by Zoom, facilitated by management. The notice will invite owners to send budget proposals and comments in advance. Director Lintott will be away until the second week of December and will send her input before the meeting. Management noted its office is closed the week of Thanksgiving and from December 13 to 31.

8. Election of One Director

Management opened the floor for nominations to the seat Mr. Darr is leaving. No owner who is not already a director was nominated, and no election was held. Director Lintott, a current director, stated that she is willing to

serve as President; management stated that officers are selected by the Board. The seat remains vacant.

9. Proposed Bylaws: Owner Comment and Discussion

No vote was taken on the bylaws. Management reviewed open questions from the Association's attorney's redline. The discussion produced the following direction for the revised draft:

- Prior bylaws: Mr. Darr confirmed none are known; these would be the Association's first bylaws. The Articles of Incorporation exist, and management will obtain a copy from the Secretary of State.
- Utilities: Declaration Section 9.2 lists services the Association furnishes, including sewer. Owners stated they pay sewer directly to the City of Grand Junction, and directors stated owners pay Xcel for their own units' electricity. Management will provide the electric, gas and water invoices so the Board can confirm what the Association pays before the language is revised.
- Suspension of voting rights: 15 days' notice and an opportunity to be heard, rather than 10 days. No objection.
- Director terms: staggered terms, as the attorney recommended. Director Maurer agreed; no objection.
- Board size: reducing the Board to three seats was discussed without a decision. Directors will send their views before the next meeting.
- Budget veto: the draft will follow the statute, so that the last budget proposed by the Board and not vetoed continues. Director Mahre asked which earlier budget that is, since this was the first formal budget; Mr. Darr will check his records for prior budgets.

10. Owner Open Forum

- An owner asked whether the November 30 meeting is meant to address the lack of a budget. Management confirmed it is, and that a new budget will again go to owners for a veto opportunity.
- Management reported that Director Lintott had suggested the Association might not continue management services after December 31, 2026. Director Lintott described it as a suggestion. No action was taken.
- An owner who joined late asked about the assessment. Management summarized the veto result and the continuing assessment.
- A director raised a concern about a pet. Director Lintott reported it has been resolved. Management explained that concerns about a unit should be brought to the Board through management discussed in executive session for recommendation on proper covenant violation notice and enforcement efforts, and that the Association has not adopted enforcement policy.
- Management presented the Association's page on the Design HOA website, which holds the Declaration, Articles and minutes, with a Board-only section for financial reports, invoices, vendor contracts and the compliance calendar.

11. Adjournment

There being no further business, President Darr adjourned the Annual Meeting of Owners at 6:53 p.m.

12. Board Meeting Not Convened; Discussion After Adjournment

The notice stated that a Board meeting open to owners would follow the annual meeting. That meeting was not called to order. After adjournment, management removed the owners who are not directors from the Zoom room, and Directors Lintott, Mahre, Maurer and Sharpe remained with management until about 7:48 p.m. No executive session was announced, no motion was made, and no vote was taken. The discussion covered:

- Budget: directors reviewed expense lines with management, including insurance paid to date of 6,941 dollars, gas and electric, trash, legal, and a boiler inspection fee recorded at 258 dollars against a state fee of 40 dollars. Management will prepare scenarios at 275, 300 and 325 dollars per unit, including one without management fees.
- Management services: management stated that the current fee of 250 dollars per month covers accounting only, with meetings billed separately, and that 300 dollars per month would include meeting facilitation, notices and agendas, which it described as its minimum for an eight-unit association. Directors Mahre, Maurer and Lintott stated support for continuing with Design HOA; Director Maurer noted the cost for an

eight-unit association.

- Officers: directors indicated that Director Lintott would serve as President, Director Sharpe as Vice President, Director Mahre as Secretary and Director Maurer as Treasurer.
- Assignments: Director Maurer will obtain insurance quotes; Director Mahre will ask Waste Management about a lower rate; Director Sharpe will inspect the gray utility box between Units 4 and 5; management will forward invoices and prior-year expenses, prepare the budget scenarios, upload the insurance policy and vendor contracts to the Board portal, and send the November 30 notice and agenda.
- Not taken up: approval of the August 6 and October 1 minutes; reimbursement to Mr. Darr for the Unit 4 door repair, which management reported he had raised; payment of the Leland Plumbing balance; the reserve corrections; the state registration; management's mailing and meeting charges; and the proposed Collection Policy.

> **Management note (added when preparing these draft minutes):** Board decisions are made at meetings open to owners, after owners have an opportunity to comment (C.R.S. § 38-33.3-308(2)(a) and (2.5)(b)), and closed sessions are limited to the topics in § 38-33.3-308(4). Because the discussion after adjournment was not an open meeting and no votes were taken, management will place the election of officers, the 2027 management services agreement, and each item listed as not taken up on the November 30 agenda for action in open session.

Approval

These minutes remain in draft form until approved by the Board of Directors.

Approved by the Board on: _____

Secretary / Authorized Officer: _____