CANTERBURY PARK HOMEOWNERS ASSOCIATION
ANNUAL & BUDGET RATIFICATION MEETING
NOVEMBER 5TH, 2025
Cherry Room at 6:00 PM (MT)
324 N Coulson Street Fruita, CO 81521

AGENDA

Call to Order
The meeting was called to order at 6:07 PM by RaeAnne. With 13 units present, it was determined that quorum was not met. The Annual portion of the meeting cannot be held and will be rescheduled at a later date.

Introductions
Board members Victor Blum, Robert Stucky, Brian Lewis, Wendy Adams-Thomas and Cameron Goldie were in attendance. RaeAnne Hadley, Vaneza Alverado, and Maddy Hadley, from Design HOA, were also present.

Determination of Quorum
With 13 units present, it was determined that quorum was not met. The Annual portion of the meeting cannot be held and will be rescheduled at a later date.

2026 Budget Presentation

RaeAnne discussed the HOA fees will not be increasing this year.

- A homeowner asked if the homeowners had access to individual bills instead of what is provided on the balance sheets. RaeAnne explained homeowners do not have access to individual bills, and only the Board members have access. RaeAnne explained if a homeowner wishes to see individual bills, then they are encouraged to volunteer and serve on the Board.
- A homeowner asked what CCIOA stands for. RaeAnne explained CCIOA stands for Colorado Common Interest Owners Association.
- A homeowner asked how much has been collected in delinquent accounts. RaeAnne explained she did not have that information. RaeAnne explained when Design HOA took on Canterbury, there were 28 delinquent units, 14 of the units had not paid in years. There are now 7 delinquent units, RaeAnne explained Design HOA is working with the homeowners to set up bill payments to collect the last of the delinquent units.
- A homeowner asked why liens aren't placed on homeowners who receive compliance letters. RaeAnne explained collection letters are different from compliance letters, and the HOA has placed liens on delinquent units with the Board's approval.
- A homeowner asked if the HOA could place liens on units with violation late fees. RaeAnne explained the HOA can place liens on violation fines, but the HOA has not needed to place any fines on units with violation issues.
- Vic asked how much the remaining delinquent accounts owed in total. RaeAnne explained the total for delinquent accounts is $13,157.55.

- A homeowner asked if there was any money due from units with compliance issues. RaeAnne explained there has not been any fines issued to units with delinquencies. RaeAnne explained due to Colorado state law, all compliance issues now require a time stamped picture of the violation. The compliance letters must be sent certified mail and a secondary point of contact must also be sent by email, text, or standard mail. Homeowners with HOA violations are given 30 days to remedy the violation. If the homeowner does not remedy the violation, another date stamped picture must be taken. Another certified letter and secondary form of contact must be sent

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out. The homeowner is granted another 30-day grace period to fix the issue. Only after two consecutive, 30-day warnings can the HOA order a fine of up to $500. RaeAnne explained homeowners are allowed to submit compliance issues to the Board for approval.

- A homeowner asked if the HOA is going to continue the option to pay the full year's HOA dues and receive the last month free, instead of paying $40 every moth for the full 12 months. RaeAnne explained the HOA is still offering the month discount if homeowners pay in full within the first month of 2026.
- A homeowner asked if the HOA was able to get Windsor Park HOA to agree to a contract regarding the irrigation issues. Vic explained the will be signing a contract with Windsor Park HOA for the irrigation system. Vic explained the HOA had received $10,000 of the $17,000 so far, Windsor park will be reinstating the irrigation system to its original abilities.
- RaeAnne explained insurance is expected to increase in 2026.
- A homeowner asked how much the HOA has spent on sending out certified letters. RaeAnne explained the HOA has spent $196.44 on certified letters.
- RaeAnne went over the 2025 Financial Reports. RaeAnne explained per Colorado law, all compliance and collection letters must be sent Certified mail and a secondary notification must also be sent by email, text, or standard letter. A homeowner asked if homeowners have access to individual bills the HOA gets. RaeAnne explained the homeowners do not have access to individual bills and only Board members have access.
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The 2026 budget was voted on and ratified.

Adjournment

The meeting was adjourned at 7:10 PM by Victor Blum

Respectfully submitted by Maddy Hadley, Design HOA

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