CASA RADO CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Special Meeting Open to Owners | Thursday, October 1, 2026

DRAFT FOR BOARD REVIEW

Meeting time	5:30 p.m. to 6:38 p.m. (Mountain Time); closed discussion 6:38 p.m. to 6:51 p.m.
Location	Zoom videoconference
Directors present	Paul Darr, President; Trish Mahre, Secretary; Greg Sharpe, Member at Large (by phone); Nannette Lintott, Vice President (by telephone from approximately 5:46 p.m.)
Directors absent	Peggy Maurer, Treasurer
Management	M. Vaneza Alvarado, Design HOA
Owner attendance	Two owners attended remotely
Recording	Recorded by management to assist with preparation of these minutes

1. Call to Order, Notice, and Quorum

President Paul Darr called the meeting to order at 5:30 p.m. Management took roll. Directors Darr, Mahre and Sharpe were present, a quorum of the five-member Board under C.R.S. § 7-128-205 (the Association's bylaws are being restated). Treasurer Peggy Maurer was absent. Vice President Nannette Lintott joined by telephone through Director Mahre's phone at approximately 5:46 p.m.

Management confirmed that notice of the meeting and the agenda were sent to all owners through PayHOA on September 29, 2026, with a reminder on September 30, and to the directors on September 23. The notice included the Zoom information, each motion on the agenda and a summary of the proposed budget, and invited written comments by 3:00 p.m. on September 30. No written comments were received.

2. Approval of Agenda

> **Motion:** Approve the agenda as noticed. *Moved by Trish Mahre. There being no objection, the agenda was approved.*

3. Owner Comment Period

Management reviewed the owner-participation procedures: owners could raise a hand or use the Zoom tools to be recognized, comments were limited to about three minutes, and the Board would listen without debate. No owner spoke during the general comment period. Owners commented on the budget before the Board voted (Item 5).

4. Management Report

2027 budget revisions. Management reviewed the September 16 revisions made in response to the President's September 5 questions:

Budget line	Sept 15	Sept 16	Basis
Collection, Lien & Recording	$800	$0	Removed until collection and enforcement policies are adopted; funds directed to Legal & Professional.
Management, outside scope	$1,300	$780	About one hour per month at $65 per hour.
Postage	$300	$100	One statutorily required mailing; certified mail costs arise once enforcement begins.
Water & Sewer	$3,000	$2,772	Historical average. President Darr clarified that owners pay sewer directly to the City of Grand Junction; the line will be relabeled Water.

Common Area Maintenance & Repair	$2,025	$2,025	Held. $22,914 of common-element work (roof, siding and other building components) in the prior 11 months, mostly special-assessed.
Boiler & HVAC Service	$500	$500	Held for annual inspection of the new boiler.
Utility & Insurance Allowance	$845	$845	Held as about a 4.5% cushion for rate increases.
Reserve Contribution	In revenue	$7,200	Separate line; $600 per month transferred from operating to reserves.

Reserves. In response to Director Mahre's question whether a monthly reserve contribution is needed, management explained that reserves fund major repairs and replacements that insurance does not cover. President Darr noted separating stucco on the retaining wall along the east and south sides of the property; Director Mahre noted the Association has no irrigation system and its paving is asphalt. The reserve account held $825 on August 31, 2026. Management reported that the $25 monthly reserve contributions billed since October 2025 have been deposited to the operating account because single owner checks cannot be split electronically, and that PayHOA shows $970.50 allocated to reserves for transfer. Director Mahre noted that a full year of contributions from eight units would be about $2,400. Management will audit the reserve contributions and report the amount to be transferred.

Boiler replacement. Leland Plumbing performed the boiler replacement on October 1. An owner reported that water service, shut off during the work, had been restored. Management will confirm completion and the final cost when the invoice is received.

Governing documents. Altitude Community Law is reviewing the Association's bylaws. Management requested a status update on September 18, 2026 and has not received a response; management will follow up. Policy work is expected to cost about $350 per policy, subject to Altitude's announced 2027 rate increase.

Other. An owner asked about the trash expense; the budget reflects historical Waste Management payments, and the owner offered to contact the provider about a lower rate. A question about a delinquent account was deferred to closed session.

5. 2027 Budget Adoption (Agenda Items 5 and 6)

At $400 per unit per month the draft budget showed a surplus of $2,425.67. At the Board's request, management calculated alternatives, holding operating expenses at $28,775 and the reserve contribution at $7,200:

Monthly assessment per unit	Annual assessments	Projected surplus (deficit)
$400	$38,400	$2,425.67
$380	$36,480	$505.67
$375 (adopted)	**$36,000**	**$25.67**
$350	$33,600	($2,374.33)

Management recommended an assessment of at least $375, preferred $380, and did not recommend $350. The 2027 assessment includes the reserve contribution; the separate $25 monthly reserve charge ends with the 2026 budget year. The current regular assessment is $225 per unit per month plus the $25 reserve charge.

Owner comments and discussion. Before the vote, one owner opposed the increase, stating that special assessments would still be needed for major items such as the roof or siding and that higher dues would make units harder to sell. A second owner said the increase was understandable because heat, water and trash are included in the assessment, but expressed concern about its size and the effect on resale. Directors discussed that special assessments are unplanned, are hard for owners to pay on short notice, and must be disclosed to buyers. Director Sharpe stated that, although he did not like the increase, the reasoning was sound, and asked whether costs are shared equitably between owner-occupied and rented units; management noted that the allocation of assessments can be reviewed with counsel as the governing documents are updated. Directors estimated the roof is 10 to 15 years old and could cost $25,000 to $50,000 to replace within the next decade. Management reported operating cash of about $15,000, including about $900 owed to reserves, and noted that without collection policies the Association must keep enough operating funds to pay its bills if owners do not pay.

> **Motion:** Adopt the proposed 2027 budget with an assessment of $375 per unit per month for the eight units, for total projected assessment income of $36,000; total expenses of $35,975, including a $7,200 reserve contribution transferred from operating to reserves at $600 per month; and a projected surplus of $25.67. *Moved by Trish Mahre; seconded by Nannette Lintott. The vote was taken by call for objection; no director objected. Motion carried.*

The $600 monthly reserve transfer was adopted as part of this motion. The Board took no separate action on the collection procedure under Agenda Item 6 (depositing each payment to the operating account and the timing of the transfer). In response to an owner's question, management explained that owners do not vote to adopt the budget but may veto the adopted budget at the owner meeting.

> **Management clarification (added when preparing these draft minutes):** At the meeting, management stated that a veto requires two-thirds of the owners (six of eight). That statement was incorrect. Under C.R.S. § 38-33.3-303(4)(a), the budget is ratified unless a majority of all unit owners, five of the eight, or any larger vote specified in the Declaration, rejects it at the owner meeting, whether or not a quorum is present. The owner meeting notice will state the correct threshold.

6. Management Fee (Agenda Item 7)

This item was not taken up. No action was taken; it will be placed on a future Board agenda.

7. Annual Meeting of Owners and Budget Veto Meeting (Agenda Item 8)

Management stated that the Annual Meeting of Owners and 2027 budget veto-opportunity meeting is set for Thursday, November 5, 2026, at 5:30 p.m. Mountain Time. Directors present agreed that the meeting will be held by Zoom and facilitated by management to make attendance easier. No formal motion was made.

8. President Vacancy and Call for Volunteers (Agenda Item 9)

President Darr will step down as President at the November 5 owner meeting. Management stated that the position will be filled by a remaining director or a volunteer, and that director qualifications will be confirmed when the bylaws are finalized. Director Mahre stated she would not be available to serve. The annual meeting packet will include a call for director candidates. Directors and an owner thanked President Darr for his years of service to the Association.

9. Adjournment

> **Motion:** Adjourn the meeting. *Moved by Trish Mahre. There being no objection, the meeting adjourned at 6:38 p.m.*

10. Closed Discussion After Adjournment

After adjournment, management excused the owners, and Directors Darr, Lintott, Mahre and Sharpe remained with management until 6:51 p.m. to discuss confidential owner-account and delinquency matters and a neighbor nuisance concern, the disclosure of which would constitute an unwarranted invasion of individual privacy (C.R.S. § 38-33.3-308(4)(e)). Identifying details are omitted from these minutes. No action was taken. A director agreed to contact one owner about an outstanding balance, and directors confirmed that management will facilitate the November 5 meeting.

Approval

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

Approved by the Board on: _____

Secretary / Authorized Officer: _____