ENGLISH GARDENS 4 ASSOCIATION ANNUAL MEETING

November 6th, 2025, 6:00 PM
FELLOWSHIP HALL MONTROSE CHRISTIAN CHURCH
2351 SUNNYSIDE ROAD, MONTROSE

Call to Order

The meeting was called to order at 6:04 PM by Jeff Patterson, Board President.

Introduction

Board members Jeff Patterson, Mindyjo Germann, and Ray Wieloszynski, along with RaeAnne Hadley, Maddy Hadley and Vaneza Alvarado from Design HOA were present. RaeAnne thanked the homeowners for their participation and meeting quorum.

Determination of Quorum

With thirty-two units represented in person and via proxy, the board deemed quorum was met.

Meeting Minutes: Jeff motioned to approve the meeting minutes from the 2024 annual meeting. Mindyjo seconded. The motion passed unanimously.

2025 Financial Reports

RaeAnne explained she would be going into depth the financials during the budget ratification but asked if any homeowners had questions. A homeowner asked about the difference in the assessment amount compared to the actual. RaeAnne explained that the majority of the homeowners pay the annual assessments before the holidays for the following year. She explained that because the money was received in the previous fiscal year, it must be counted in that year and not the actual year it is collected for. RaeAnne went over the 2025 financial reports. RaeAnne explained that the HOA did not use the HOA Nice Yard gift cards this past summer. She explained with the stricter laws being put into place that it might be good to implement it again to encourage nice yards and community interaction. The suggestion of a newsletter was brought up but nobody volunteered to create one quarterly. A homeowner asked about certified mailing costs. RaeAnne explained there is one homeowner who is not compliant with the governing documents and the CC&Rs are not compliant with Colorado State Laws and should be updated in 2026 to not only comply with state law, but to clear up any vague descriptions regarding compliance issues. A homeowner asked what was involved in changing the governing documents. RaeAnne explained it requires 67% vote from homeowners. Jeff explained that the laws are constantly changing and thanked Design for staying on top of ever-changing laws.

President's Report

Jeff discussed that he appreciates the neighborhood and how much easier everyone is getting along. Jeff explained that he was thankful that situations didn't get heated and that homeowners understood the Board doesn't have all of the answers and do not have a lot of power. He explained the Board were volunteers trying to keep the HOA moving forward. Jeff thanked RaeAnne and Design HOA for the work that they do for the HOA.

ACC Report

Pete gave the ACC report. Pete explained he only had 4 requestsin 2025. He explained buildings at this point is one building per lot. If homeowners want something larger than 150 sf, they must get a permit from the city. Jeff stated that Pete is very fast when getting back to a homeowner regarding ACC requests. He thanked Pete for his work as the ACC volunteer.

Neighborhood Watch Report

Jenete explained effective of June 2025, there is a new community neighborhood watch service officer. She explained he has big goals to create stronger working relationships between the city and the sheriff's department. Jenete asked for volunteers to serve on the neighborhood watch program. She explained the meetings were once a month at the sheriff's department in the community room every Wednesday at 5:00 pm. Jenete discussed her goal for 2026 is to have 4 block captains. Jeff asked Jenete to explain the responsibilities of a block captain. Jenete explained it is to

communicate with their block that they are the captain of, if something is going on or a stranger is around, to keep everyone advised. Jenete explained thatthe block captain may need to send out an email. Jenete explained she is updating the welcome letter to residents. Jenete discussed that she would like to send out reminders every quarter regarding clean up days and other Montrose community projects. Jenete asked any volunteers to contact her, and she has the forms to fill out for interested parties. A homeowner explained the neighborhood watch would be good as she had encountered a bear during her run and would be good for homeowners to be aware of the bear.

Old Business

a) None

New Business

a) 2026 Budget

RaeAnne discussed the 2026 budget. Mindyjo motioned to accept the 2026 budget as presented. Ray seconded. All were in favor and the 2026 budget was ratified.

b) Snow Clearing Volunteers

RaeAnne explained that there were no volunteers to clear the snow during 2025/2026 and there was little snowfall. RaeAnne again asked for volunteers to clear the snow for the community.

Owners Comments

A homeowner asked if the governing documents had changed regarding where trailers are parked and violations. RaeAnne explained that to change any of the governing documents, the HOA needs 67% vote to change anything in the governing documents. RaeAnne explained Design HOA is dependent on homeowners sending in pictures of violations due to the state law requiring a date stamped picture to be sent via certified mail. A homeowner asked about the weeds. RaeAnne explained the HOA must follow the law allowing homeowners two 30-day consecutive warnings but that the City of Montrose does not have to follow the same laws and homeowners can call code enforcement to get it handled faster. A homeowner asked for neighbors to watch their speed. She explained more families with little kids are moving into the neighborhood and would like to avoid a tragedy. Another homeowner asked if speed signs could be put up in the neighborhood. RaeAnne said she would look into having a speed sign installed by the city. A homeowner asked if the open space was going to be turned into a recreational area. Jeff explained it was deeded back to the city and no longer the HOA's responsibility. A homeowner asked if the HOA could purchase water rights from the canal. Another homeowner explained they would have to reach out UVWUA to see if anyone was willing to sell part of their shares, but heard there was a long waiting list.

Nomination and Election of Directors

RaeAnne asked for any volunteers to serve on the Board as Jeff's term has ended. With no volunteers, Jeff agreed to stay on the Board. Ron Cairns and Megan Carney Reed stepped down from the Board. Ray Wieloszynski and Mindyjo Germann both volunteered to serve on the board. Jeff Patterson agreed to stay on the board.

2026 Board of Directors

Jeff Patterson
Mindyjo Germann
Ray Wieloszynski

Adjournment

The meeting was adjourned at 6:57 PM by Jeff Patterson.

Respectfully submitted by RaeAnne Hadley, Design HOA