Village at Eagle Landing Homeowners' Association

Budget Ratification and Annual Meeting
Saturday, October 12 2pm
Location: Police Community Room, 434 S 1st St Montrose
Registration begins at Time 1:45 p.m.

Budget Ratification Agenda– Time 2 p.m.

I. **Call Meeting to Order / Roll Call-Meeting called to order at 2:02pm by President John Broadbooks; 11 homeowners in attendance, and 10 proxies received for a total of 21 (quorum is 13)**

II. **Proof of Notice of Meeting-Notices were mailed to all homeowners on 9/23/24**

III. **Budget Review-John went over each line item in the budget;**

- **Dues will be increased from $286/year to $312/year:**
  - **Since ACCU notified us 8/23/24 they will no longer be providing full-service management to Montrose area HOAs, the Board had to hire a new company.**
  - **Board obtained bids from 3 firms—2 in Grand Junction, 1 in Montrose. After careful consideration, the Board approved and signed a contract with Design HOA Management in Montrose effective 11/1/24.**
- **There were no questions regarding expense items**

IV. **Ratification of Budget-Budget was approved as proposed 21-0. John confirmed that the Board set due dates for 2025 dues identical to 2024: minimum of first half dues ($156) due January 1, late after January 31; second half dues (for those who only paid $156) due July 1, late after July 31.**

Annual Meeting Agenda – Following Budget Ratification

I. **Call Meeting to Order/Introductions-John introduced Board members (John, Jean, and Melissa—Delle unable to attend).**

II. **Verify Quorum-quorum remained at 21 as per above**

III. Proof of Notice-Notices were mailed to all homeowners on 9/23/24

IV. Approval of Minutes-minutes from May/Spring meeting were not included in packet sent to homeowners. They will be included along with the minutes from this meeting, the notice of 2025 dues and the introduction of our new HOA management company which goes out no later than December 1, 2024.

V. Financials-John reviewed balance sheet from 8/31/24, there were no questions from homeowners.

VI. Old Business-None

VII. New Business

a. **ACCU-we have had to transition to Accounting Only Services for the balance of 2024 and will be contracting with a new management firm for 2025-This changed since notice of meeting was sent—contract with new management company (Design HOA Management) will be effective 11/1/24 in order for them to send out the notice of 2025 dues by 12/1/24.**
b. **Final tally-amendment to CCRs: 33 yes, 12 no: amendment is approved-John advise updated section of CCRs has been recorded with Montrose County Clerk and Recorder.**
c. **Updated collection policy (section of our good governance) and new policy for phone & email contact info adopted 9/17/24 by Board to comply with HB24-1233-John went over changes briefly; no questions.**

VIII. Nomination and Election of Officers-All present Board members are willing to continue to serve—no other candidates; John Broadbooks, Jean Hadley, Delle Casselberry, and Melissa Brown will serve another term.

IX. Open Forum-

1. Daisy Shephard (2713 Abrams) had concerns/issues with neighbor (renter) at 2715 Abrams; John to investigate.

2.Kim Cardenas (1967 Sneffels) had questions about property line and what is HOA property near to her home; John to check with assessor on this.

X. Adjournment-Meeting adjourned at 3:02pm