VILLAGE AT EAGLE LANDING HOMEOWNERS ASSOCIATION
ANNUAL & BUDGET RATIFICATION MEETING
NOVEMBER 4TH, 2025
Police Community Meeting Room 6:00 PM (MT)
434 S 1st St. Montrose, CO 81401

AGENDA

1) **Call to Order:** Meeting was called to order by President John Broadbooks at 6:00 pm.
2) **Introductions** John introduced himself, Delle and Melissa, explaining that Melissa was stepping off the board due to a new job and relocation. John introduced RaeAnne with Design HOA. RaeAnne introduced Maddy and Venza who are also with Design HOA.
3) **Determination of Quorum:** With 12 proxies received, all three board members and 9 homeowners present, quorum was met.
4) **Approval of Meeting Minutes** Daisy motioned to accept the meeting minutes as presented, Jan seconded. The motion passed unanimously.
5) **2025 Financial Reports** John discussed the financials. RaeAnne explained the collection policy passed by Colorado State law that went into effect. A homeowner asked about snow removal. John explained they had been very lucky not having to have any snow removed the past season.

6) Old Business

a. None

7) New Business

a. 2026 Budget for Approval. John explained the 2026 proposed budget. John explained the Board wanted to keep the bi-payment option available for homeowners to make it easier to pay the yearly assessments. John explained the Board worked hard to keep the assessments the same cost despite the increase in costs. John explained the collection charges are handled by Design HOA. RaeAnne explained the collection requirements due to the new Colorado State law that collection letters must be sent via certified mail and a secondary method. RaeAnne explained the collection costs are passed onto the homeowners and when they bring their account current, the HOA is reimbursed those costs. John discussed the transfer fee when a new homeowner buys into the HOA is $75.00. John explained that DMEA is raising the base charge on the electrical. John discussed that Black Rock is shutting down and will no longer be doing the landscaping. John explained RaeAnne found a new vendor who will be providing both the

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landscaping and the snow removal. John discussed the weed vendor, Pest Away, has been very consistent with their charges and did not foresee the cost increasing for 2026. A homeowner commented that they have done a good job this past year. John proposed transferring the funds allocated in the 2025 budget from the operating account to the reserve account. Vaneza asked John if the Board had an idea of the financial goal the Board would like for the reserve account. John explained there are no hard rules or laws regarding the reserve account, but they estimated $10,000 would be a comfortable goal. Delle explained they had been close to reaching that goal, but a repair had cost a large sum of the funds. John discussed that the insurance has increased from $1,621 to $1,785 and with the desired reserve contribution of $90.00 per month suggestion made during the meeting, he recommended approving the 2026 budget with the two-line item adjustments. Delle suggested that two motions be made; one to approve the 2026 budget and the second to move $500 from the operating account into the reserves and then in January begin transferring $90.00 per month from the operating account into the reserves. Mark motioned to approve the budget. Daisy seconded. Delle motioned to approve the movement of $500.00 from the operating account and in January begin monthly transfers of $90.00 from the operating account into the reserves, Jan seconded and all approved. The 2026 budget was ratified.

b. Final Results on CC&R Amendment John explained the final vote on the covenant change for the ability to have an 8x10x8 outbuilding passed 34-4.
c. HOA Change from LLC to 501c3 John explained the HOA is operating as a 501c3 but is registered as an LLC. To convert to the 501c3, the HOA would have to change at the Colorado State level, then apply to the IRS for non-profit status. He explained he investigated it and discussed the situation with RaeAnne, who explained that was outside of what Design HOA was able to do. John discussed the situation with the HOA attorney who said it would probably cost around $1,200. John looked into filling out the forms himself and is considering filing on behalf of the HOA but to date, has not had the time to pursue it further due to health issues. John explained he had another surgery scheduled in December and will be focusing on that first.
d. Board Opening-Volunteer needed for replacement

8) Board Elections

a. Vote on Board members for 2026. John explained the Board members for a one-year term. If there are no volunteers and the current board members are willing to serve, it is allowed. John explained that Jean Hadley resigned two and a half months ago, and that she had been on the Board for 3 years. He explained Melissa was offered a job in another state and has also resigned. John asked for volunteers to serve on the Board to comply with the governing documents which requires at least 3 members. John and

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Delle explained if there were not enough volunteers, they would be willing to stay on and asked for at least one volunteer. Delle explained that the management company makes the position easier and most of the work is answering emails, with an occasional in-person meeting. Chuck Cooper volunteered to serve on the Board. John asked for a motion to approve the 2026 Board with himself, Delle Casselberry and Chuck Cooper. Sandy Anderson made the motion, Melissa Brown seconded and all approved.

9) Owner Comments Jan explained that the Board secretary used to go around and look at the yards and then letters would be written for those who were not in compliance. She mentioned that it doesn't seem to be getting done as there is currently a home with at least 4 compliance issues. She explained that anyone can take a picture of a violation and send it into Design HOA for violation warnings. RaeAnne explained how the violation process must be followed due to the recent Colorado State law that was implemented. RaeAnne explained violations must be sent with a date stamped picture, a letter outlining the violation, the CC&Rs that outline the specific compliance issue and the state legislature. IT must be sent via certified mail and a secondary method. Delle asked how much the certified mailing fee was. RaeAnne explained it is currently $40.48 for both the certified mailing cost and the violation letter. Delle asked for clarification if the HOA gets that money back. RaeAnne explained that the cost cannot be passed down to the homeowner and only when 2 consecutive 30-day warnings have been sent, can a fine be charged to the homeowner. A homeowner asked what the city ordinance was for dogs barking. Jan suggested they contact animal control for the information. John explained there is nothing in the governing documents regarding barking dogs. John explained the City has codes that they can enforce easier than the HOA and they often overlap with HOA governing documents. John suggested maybe talking with the neighbor. Howie explained in this day and age he will not take pictures of his neighbors and asked if Design HOA does that. John commented that the HOA couldn't afford to see the management cost increase to cover the added expense. RaeAnne explained Design HOA does not offer property management services, the focus is on the business aspect of the HOA and keeping the HOA compliant with CCIOA and state law. John explained there are ways to take pictures of violations without it being obvious and homeowners should participate in keeping violations in check if there is a concern. Maddy asked for any homeowners to update their email addresses on the sign-in sheet. RaeAnne explained that there was a new law that went into effect that the HOA must request updated contact information from the homeowners every year. John explained there are 15 rentals and contact information is important as renters do not take care of properties as they should. A homeowner asked to make sure the new snow removal vendor gets the sidewalk behind Jean's house and Dennis's house as it was always missed in the past. Howie asked if the sign that says Vista San Juan could be removed or put new

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ones up due to the crooked and lopsided letters. John explained that is their responsibility and not the HOA. John explained there is no HOA there. John said he heard from one homeowner there that they were trying to get money gathered to fix the sign.

10) Adjournment Jan motioned to adjourn the meeting at 7:25 pm. Melissa seconded and all approved.

11) Executive Session There was no Executive Session

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