The Villas at Sunrise Creek Homeowners Association, Inc.
Annual Membership Meeting Minutes
March 1, 2025, at 11 a.m.
Location: Montrose Regional Library

Call to Order, Introduction and Determination of a Quorum

Board Members in attendance were Nancy Hanson-Kipers, President, Beth Bowens and Aaron Render, Nine lot owners were present and 8 proxies were received; having 17 lots represented, the quorum requirements for the meeting were met. Nancy called the meeting to order at 11 a.m. and asked the homeowners to introduce themselves and what lots they owned.

The minutes of the March 23, 2024, annual meeting were accepted and approved, as presented.

Directors and Committee Members

Aaron Renner and Beth Bowers agreed to continue to serve on the Board of Directors. Andy Slee and Yolly Rizzo agreed to continue to serve on the ARC. There were five requests for changes to homes and five approvals were given. Nancy Garcia, Neighborhood Watch coordinator, handed out an updated homeowner's phone and email list. It was brought to the attention of the homeowners that a grey sedan has been parking in the neighborhood, it has been reported to the police, and they are increasing their patrol of the area.

2025 Budget

The Budget, as presented, was approved with the correction of the Reserve Contribution being raised to $5000.00. The annual assessment will remain at the same level, $1800.00 (or $150/month).

Snow removal was discussed and asked why removal at 1". Homeowners that face north will have ice if not removed quickly. Allscapers, the current snow contract calls for removal at 1". A thank you was given to Beverly DeLorenzo for being the snow contact person this snow season.

Landscaping (lawn mowing and landscape irrigation) will be handled by Kyle Schmitz. Paul from High Country Turf will handle the weed control in the rock areas and fertilization and weed control in the turf.

All lot owners are current on their assessment payments.

Open Discussion Items

The C,C, & R's will be reviewed and modified, as needed, this year.

Phase 3, 54 duplex style homes was discussed. The City is currently working on amending the traffic study as the homeowners who went to the City Council addressed concerns about increased traffic flow and egress to the new homes. The process for City approval is multi-stage and homeowners in the Villas will be kept informed of the next stage.

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A reminder was made to pick up after your pets and to slow down, while driving, in the neighborhood.

Meeting Adjournment

A motion was made and seconded to adjourn the meeting and was done so by Nancy Hanson-Kipers at 11:47 a.m.

Respectfully submitted by Nancy Hanson-Kipers with notes taken by Glenda Weaver.

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