The Villas at Sunrise Creek Homeowners Association, Inc.
Annual Membership Meeting Minutes
January 31, 2026, 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. Eight lot owners were present and one proxy was received; having 9 lots represented, the quorum requirements for the meeting were met. Nancy called the meeting to order at 11:06 a.m. and asked the homeowners to introduce themselves and what lots they owned.

The minutes of the March 1, 2025, 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 with one addition, Jill Mack. There were seven requests for changes to homes and seven approvals were given.

2025 Budget vs Actual

It was discussed and some items were highlighted. $1703.50 shown on Expenses Common Area should have been paid from the reserve account as it is the repair of the driveway at 2018 Walden Dr. That has been rectified by a vote of the Board of Directors in the first part of January.

2026 Budget

The Budget, as presented, was ratified. The assessment was increased from $150/month to $170.

Landscaping (lawn mowing and landscape irrigation) will be going out for bids. Paul from High Country Turf will handle weed control in the rock areas and fertilization and weed control in the turf. Snow removal will also go out for bids for upcoming snow season 2026-27.

The Association will be having two trees removed on Walden Dr. this spring and replaced with the help of the City of Montrose “Financial Assistance Programs for Tree Trimming and Replacement”. The cost of the new trees will come from the reserve account.

All lot owners are current on their assessment payments.

Open Discussion Items

The C, C, & R’s will be reviewed and modified, as needed, and a committee has been formed to help with this. The new members are Judy Mitchell, Mark Franklin and Glenda Weaver.

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. An update to last year's note is that the developer is changing some designs and working with the City. Several revisions are needed before the next City Meeting, with resident input.

The neighbors are concerned about the traffic on Hillcrest and have suggested a photo speed box and/or flashing crosswalk signs to slow people down.

Meeting Adjournment

A motion was made and seconded to adjourn the meeting and was done so by Nancy Hanson-Kipers at 12:05 p.m.

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