

# 2025 ANNUAL MEETING MINUTES

## Foresight Park Owners Association

May 15, 2025, | 4:00 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, HOAServices

### In Attendance

Mark Shoberg  
Cayce Haren

Ron Sechrist for Ascoli LLC  
Tom Clark for Blue 610 LLC  
Carnero LLC  
Kenneth Perino for Foresight Professional Plaza (zoom)  
Renee Williams for Foresight Wellness LLC  
Tom Clark for Pyramid Building LLC  
Refrigeration Hardware Supply

1 Proxy Received

### Introductions

Mark Shoberg introduced himself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

### Call to Order

Meeting was called to order at 4:00 AM

### Announcement of Proxies and Votes Needed

With 1 proxy received and 7 Unit Owners present, it was announced that quorum had been achieved.

### Approval of the Previous Minutes

Motion to approve the 2024 Annual Meeting Minutes

Motion: Ron Sechrist

Second: Jerry Lenord

None opposed.

Motion Passes

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## Old/New Business

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- Discussion on attempt to Amended CC&R's
  - The HOA is still shy 5 votes to amend the declaration.
  - It was noted that a dozen notices were sent out last year to request proxy returns.
  - It was noted that the old declaration has been updated and a new copy was obtained by legal.
  - Kenneth Perino for Foresight Professional Plaza provided his vote of Yes amending the proxy verbally at the meeting.
  - A motion was made to extend the proxy process, with a deadline of December 31st, 2025
    - Motion made by Ron Sechrist
    - None opposed
    - The motion to extend the proxy deadline to December 31st, 2025, was passed unanimously.
    - HOAServices will provide the board a list of those who have not returned their proxies
      - Board will contact those who have not responded
- Discussion on Proxy Details
  - The proxy is for updating declarations, which are HOA-related.
  - The declarations expired and updating them maintains landscaping and irrigation water.
  - The declaration is being updated to comply with state regulations, requiring 67% of owners to approve.
- Discussion on Delinquent Dues
  - HOAServices will follow up with delinquent owners following the collection policy
- Discussion on Prairie Dogs
  - KKCO reached out regarding prairie dogs.
  - The HOA has no jurisdiction to tell owners how to handle prairie dogs in their backyards.
  - Owner suggested to irrigate around the property to encourage them to move.

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## 2025 Budget

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Mark S opened the discussion on the 2025 Budget

- Discussion on interest income and federal/state taxes.
  - Interest earned was 4% but dropped to less than 1% due to Fed rate changes.
  - Tax burden increases with reserves.
- It was noted that the HOA wants to maintain between \$35,000 and \$100,000 in reserves for major repairs.
- The HOA is in a good, healthy place financially but need slight increases in the future to stay ahead of inflation.
- Discussion on Colorado statutes and reserve requirements.
- It was noted that the main irrigation line ruptures occasionally.
  - It was noted that cement, asbestos pipe is problematic.

Motion to approve 2025 Budget as proposed

Motion: Ron Sechrist

Second: Jerry Lenord

None opposed. Approved unanimously.

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## **Annual Election**

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- Both Ron Sechrist and Renee Williams are up at this meeting.
- Both Ron Sechrist and Renee Williams agreed to serve another 1 Year term
  - Noe opposed
  - Both Ron Sechrist and Renee Williams will serve until 2026

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## **Adjournment**

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Mark S made a motion to adjourn the meeting.

The vote was unanimous. The 2025 Annual Meeting was adjourned at 4:30PM

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Signature

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Date