

# 2025 WINDSOR PARK HOA ANNUAL MEETING MINUTES

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April 8<sup>th</sup>, 2025 @ 3pm @ Fruita Community Center

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00pm

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## **In Attendance**

Barbara M. Busey  
Judie Chapin  
James Eicher  
Leroy Etzler  
Linda Fine  
Kimawio Harrison  
Raluca Liles  
Margarita/Joseph Maceda  
Anthony Merkel  
Kristine Moore  
Bryan Myers  
Markie Myers  
Jackie Myers  
NSH1, LLC c/o Hayden Janssen  
Janet Phillips  
Laura Reiter  
Brad Shirey  
Joy Christine Shupe  
Jennifer Springstead  
Cory Tomps

## **Proxies**

4 proxies  
received.

## **Management**

Mark Shoberg HOA  
Manager  
Annie Shoberg  
HOA Manager  
Rebekah Webb  
HOA Agent

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With 4 proxies received and owners from 22 units represented; quorum was achieved. (18 to achieve Quorum)

## **Introductions**

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Mark Shoberg introduced himself as the HOA Manager  
Annie Shoberg introduced herself as a HOA Manager  
Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:  
Hayden Janssen, HOA President

Community member introductions.

## **Approval of 2024 Minutes**

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First motion: Barbara Busey  
Second motion: Hayden Janssen  
None opposed. 2024 minutes were approved and signed by Hayden Janssen.

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## Old or New Business

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- Hayden introduced HOAServices, Inc., the new HOA management company, which was appointed as of July 2024. Any correspondence from homeowners should be directed to them for distribution to the board or relevant contractors.
  - Hayden reminded attendees of the conduct policy: those who become disruptive will be asked to leave. The goal is to have a productive and respectful meeting.
  - Voting eligibility reminder from Hayden J. and HOAServices. It was noted that homeowners must be current on their dues to be eligible to vote.
  - A brief overview of the conflict-of-interest policy was given, emphasizing the need for transparency. Board members are required to disclose any financial arrangements with community members, though such disclosures have not been made in the past.
  - Hayden explained Legal Actions and History. Hayden's election to the board was contested by the previous board, necessitating legal action which resulted in a favorable court ruling for him. The community incurred costs associated with this legal battle, totaling over \$25,000 on the Insurance claim.
  - Updates to the Community Services in Windsor Park. Water for the Windsor Park community will be turned on the week of April 21st. Aeration of lawns is scheduled for next week. Landscaping and mowing schedules have been adjusted from Tuesdays to Mondays.
  - Homeowners expressed dissatisfaction with PB and J Landscaping's work. Concerns were addressed regarding the quality of service and how to handle grievances. It's encouraged that homeowners notify HOA Services of issues, along with photographic evidence if possible.
  - A new irrigation company, Squires Irrigation, has been contracted. Concerns regarding water service interruptions and maintenance were discussed.
  - Fertilization will follow a 14-day notice protocol this year; alternative methods using non-chemical mixtures are being explored to accommodate homeowners' concerns about chemical use.
  - The condition of the playground was flagged as needing improvement, specifically regarding safety measures. Community input on installing a more secure 6ft fence around the pond area was welcomed.
  - Rebekah from HOAServices explained the process for handling violations and noted that drive-through inspections will now be a practice to ensure compliance with community standards. Homeowners will receive notification of any violations via email, certified mail, or USPS.
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## Budget

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- Hayden addressed transparency in financial management and ongoing challenges with delinquent accounts. The importance of financial accountability among homeowners was highlighted.
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### Discussion/2025 Budget Review

Motion to approve the budget for 2025 as drafted.

First: Ryan Bradford

Second: Tony (Anthony) Merkel

Budget is approved. Dues shall be Increased to \$135.00 Monthly, effective date 06/01/2025

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## Elections:

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### 2024-2025 Board Members:

President- *Hayden Janssen 2025-2025*

Nominations for the 2025-2028 Elections:

Name: Hayden Janssen

2025-2028 Year term

Motion: Court Appointed

Second: Court Appointed

None opposed.

Name: Jennifer Springstead

2025-2028 Year term

Motion: Linda Fine

Second: Ryan Bradford

None opposed.

Name: Cory Tomps

2025-2028 Year term

Motion: Linda Fine

Second: Ryan Bradford

None opposed

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## Adjournment:

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\*HOA Services will provide further updates regarding community projects and ongoing issues. Homeowners are encouraged to reach out for any concerns, suggestions, or to stay informed of community activities.\*

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at \_\_\_\_ pm.

Motion:

None opposed.

The meeting adjourned at 2:44 pm.

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Signature

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Date