

2025 WINDSOR PARK HOA ANNUAL MEETING MINUTES

April 8th, 2025 @ 3pm @ Fruita Community Center

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

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

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

Introductions

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

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

Old or New Business

- 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

- 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

Elections:

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

Adjournment:

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.



Signature

6 May 2026

Date