

# 2026 ANNUAL MEETING MINUTES

## Sundance Village COA

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February 19, 2026, 3:00pm –640 Belford Ave, Grand Junction CO 81505

The meeting was called to order by Mark Shoberg from HOAServices at 3:01pm.

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<b>In Attendance</b>	<b>Proxies</b>	<b>Management</b>
Cary Perino Britta Acord GLT Properties LLC (2) Ronald and Kathleen Rehberg Jacob Pieffer Jennifer Lynn Lehman Barbara Smith	Four proxies were received.	Mark Shoberg, HOA Manager Cayce Haren, Assistant Manager (Zoom) Rebekah Webb HOA Agent

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With four proxies received and owners from eight units present, quorum was achieved.

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### Introduction

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Mark Shoberg introduced himself as the HOAServices Manager.

Cayce Haren introduced herself as HOAServices Assistant Manager.

Rebekah Webb introduced herself as HOAServices Agent.

The Board introduced themselves:

Board Member - Kathy Rehberg

Member at Large - Cary Perino

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### Approval of 2025 Minutes

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There was a motion to approve the 2025 minutes.

First motion: Cary Perino

Second motion: Kathleen Rehberg

None opposed.

2025 minutes were approved.

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### Old and New Business

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Old Business

- Insurance increases and prior special assessment:
  - Significant HOA insurance premium increases in 2025–2026 discussed (30%–three hundred% increases across market). Farmers currently writing policy; Liberty being pursued as lower-cost option. History of special assessment enacted to cover insurance when premiums rise.
  - Refunds of special assessments not feasible without 67% owner vote; funds used to stabilize operating.
- Past capital projects and deferred maintenance:
  - Prior painting performed via special assessment (approx. \$25K–\$30K/building).
  - Repeated large repairs in recent years referenced (water breaks, drain repairs) and lack of reserves historically.
- Trash/dumpster issues:
  - Ongoing overage and illegal bulk items at dumpster locations; mattress and large tabletop noted behind west dumpster — action for HOA staff to notify vendors.
  - Vendor bids had been solicited but savings minimal; caution about overage charges when switching vendors.
- Covenant enforcement history:
  - Parking enforcement and towing limitations discussed; past towing vendors no longer servicing HOAs due to regulatory changes.
  - Pet policy enforcement: renters prohibited from pets except ESA; owners required to notify; monthly pet fees exist but notification lapses occurred.

## New Business

- Roofs and long-term capital planning:
  - Roof inspection result: all building roofs will need replacement within next 5–7 years; shingles at or past life expectancy; replacement program proposed one roof/year targeting through 2030 unless special assessments or other funding changed.
  - Reserve funding target referenced: industry/state recommendation of reserves = 10% of gross revenue to preserve mortgage ability.
- Parking & resident identification:
  - Severe parking shortage: approx. 75–80 vehicles for ~32 spots; issue includes renters/guests and non-resident garage owners.
  - Action items: produce and distribute flyers/notices reminding owners/tenants of sticker requirements, parking rules, and dumpster rules; HOA can supply replacement parking stickers/placards and orange warning stickers for enforcement.
  - Consider board-issued hangtags/placards for visibility.
- Garages (deed separately):
  - Garage ownership: 50 garages; ~26 (51%) non-owner occupied.
  - Discussion of increasing garage fees and assessing garage owners for garage-specific repairs.
- EV charging / electrical safety:
  - Reports of possible unauthorized EV charging / Tesla power pack in a garage; EV charging in garages prohibited per covenant/policy discussion. Board to include EV charging prohibition and potential \$500 safety fine (per HB21137 cap) in Covenant Enforcement Policy.
  - Action: HOA to send notice reminding owners that EV charging stations in garages are not allowed and to report sightings; HOA would request inspection if specific garage identified.
  - It was noted that plugging and EV directly into wall outlets with in the HOA is also prohibited.
- Pet waste stations:
  - Request to add pet-waste bag dispensers (approx. \$300 unit + ~\$300 install each); budget constraints noted; volunteers requested for installation/stocking.
- Landscaping / xeriscaping:
  - Long-term suggestion to xeriscape portions of property to reduce water use, reduce maintenance and dog-waste concentration; initial cost high but long-term savings discussed.

- Trash pickup & on-site labor:
    - Recognition of volunteer (Ron) for reducing dumpster overage costs by breaking up/removing bulky items. This has been a courtesy to the HOA but will not continue. Trash must not be left outside the dumpsters, as it will incur an additional charge.
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## Discussion: 2026 Budget

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- Background:
  - Current unit dues cited as \$220 per month; draft budget proposed increases to meet operating needs and begin reserves.
  - Reserves currently essentially zero; insurance spike consumed prior reserve amount.
- Garage dues increase (motion & vote):
  - Motion by Kathy Rahberg to increase garage monthly dues to \$30.
  - Second by Guy Thomas.
  - Unanimous approval. Effective date: June 1, 2026.
- Implementation notes / additional budget items:
  - HOA Services and board to continue shopping insurance (Liberty quoted lower) to reduce premium from current ~\$25,000 to target ~\$14–15K if possible.
  - Money market / reserve accounts: Edward Jones money market option noted (~4%); board to consider opening appropriate reserves account per fiduciary rules.
  - Future increases: Meeting discussion acknowledged dues likely to increase again in future years to fully fund roof replacement program; special assessments may be used in some years as supplement.
  - Garage-specific funding: doubling garage dues expected to yield approx. \$5K–9K/year toward garage reserves; special assessment options discussed.
  - Snow removal triggers / owner responsibilities: CC&Rs have 2-inch trigger for HOA snow removal; owners asked to clear under two inches.
  - Utility costs and probable causes (e.g., potential EV charging) reviewed; HOA investigating anomalies.
- Homeowner dues and special assessment (motion & vote):
  - Motion made by board member (recorded on floor) to adopt revised budget reflecting:
    - Monthly homeowner dues: \$250 per month (effective June 1, 2026).
    - One-time special assessment: \$360 per owner, due September 1, 2026.
    - Rationale: combined structure (lower monthly dues + special assessment) intended to keep advertised monthly dues lower for resale attractiveness while raising needed funds to begin reserves and fund near-term repairs.
      - First motion: Kathy Rehberg
      - Second motion: Cary Perino
      - One owner opposed.
      - The revised 2026 budget is approved.

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## Elections

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Mark S opened the 2026 Election for three members for a 2-year term.

Cary Perino

First: Self-nomination

Second: Cary Perino

None-opposed

Kathy Rehberg

First: Self-nomination

Second: Cary Perino

None-opposed

Jacob Pieffer

First: Self-nomination

Second: Cary Perino

None-opposed

Britta Acord (non-voting member at large)

First: Self-nomination

Second: Cary Perino

None-opposed

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## Adjournment

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With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 4:39pm.

None opposed.

The meeting adjourned at 4:39pm.

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Signature

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Date