

2026 ANNUAL MEETING MINUTES

Foresight Park Owners Association

May 20, 2026, | 4:00 p.m. at 640 Belford Ave. and Zoom | Meeting called to order by Mark Shoberg and Cayce Haren HOAServices

This set of meeting minutes is a coalition of an in person meeting and zoom meeting due to technical difficulties

In Attendance

Mark Shoberg (in person)	Kenneth Perino for Foresight Professional Plaza (zoom)
Cayce Haren (zoom)	Tom Clark for Blue 610 LLC (zoom)
	Tom Clark for Pyramid Building LLC
	Renee Williams for Foresight Wellness LLC

4 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 4:09M

Announcement of Proxies and Votes Needed

With 4 proxy received and 7 Unit Owners present, it was announced that quorum had been achieved.

Approval of the Previous Minutes

Motion to approve the 2025 Annual Meeting Minutes

Motion: Kenneth Perino

Second: Tom Clark

None opposed.

Motion Passes

Old/New Business

Landscaping / Maintenance:

- Current vendor: TLM Pros (formerly Thompsons; change occurred at beginning of year). HOAServices manages vendor relationships through Mark; board requested updates to be provided by Mark. HOA Services requested any landscaping issues be reported via email with photos for resolution.

Sales / Occupancy / New Tenants:

- 2503 Foresight Circle has a status letter completed; property is listed as selling with a closing date tentatively June 5th.

Road Construction / 25 Road:

- No direct update is available at meeting. HOA Services noted Ron is the usual contact for road issues and will follow up with Ron for updates and report back to the HOA after the meeting.

At the BEC, the owners discussed next steps on whether to continue spending money on attempting to amend the Declaration to update with current local and state rules and regulations. One director discussed having legal review to see if this could be adjudicated in court. HOAServices will send to the board to review.

2025 Budget

HOAServices read statement regarding ratification: budget ratified by board and automatically approved at annual meeting unless majority of owners reject it in person or by proxy per Colorado statute (C.R.S. 38-33.3-209.4-034a referenced) (page 5–6).

Reserves:

- Explanation provided: reserves held for catastrophic events or major maintenance affecting all owners; recommended funding target ~10% of gross per CCOIA guidelines. If reserves are insufficient, special assessments may be required. No specific capital projects were identified at the time of meeting; Management would notify owners with advance notice of any planned major projects.

Motion to approve 2026 Budget as proposed

Motion: Tom Clark

Second: Kenneth Perino

None opposed. Approved unanimously.

Annual Election

- Both Ron Sechrist and Renee Williams are up at this meeting.
 - Motion for both Ron Sechrist and Renee Williams agreed to serve another 3y ear term
 - 1st Motion: Tom Clark
 - 2nd Motion: Kenneth Perino
 - Noe opposed
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Adjournment

Cayce H made a motion to adjourn the meeting.

The vote was unanimous. The 2026 Annual Meeting was adjourned at 4:23PM

Signature

Date