

2026 ANNUAL MEETING MINUTES

Homestead in Grand Junction Condominium Association

January 29, 2026 @ 3:30p.m. – Bray Education Center 640 Belford Ave
The meeting was called to order by Mark Shoberg, HOAServices at 3:30pm

In Attendance (In Person and via Zoom)	Proxies	Management
GLT Properties LLC (3) Curt Rahm Travis Cox CJ Nelson Dixie Fawson Lloyd Hunley Robert and Nancy Uhl Trust Yvonne Hall (2)	Four proxies were received.	Mark Shoberg HOA Manager Cayce Haren HOA Assistant Manager

With four proxies received and 10-unit owners' present quorum was achieved.

Introductions

Mark Shoberg introduced himself as being with HOAServices.
Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:
Curt Rahm HOA President
CJ Nelson HOA Secretary/Treasurer

Approval of 2025 Minutes

First motion: Curt Rahm
Second motion: Lloyd Hunley
None opposed.
2025 minutes were approved.

New and Old business

Mark S. opened this discussion and handed this discussion over to the board.

New & old business — Board discussion

- Fiscal responsibility emphasized, comparison to local HOA dues and trends. Board cautioned to be fiduciary and plan for rising costs (roofs, siding, pool, insurance). Recommendation for at least CPI-based annual increases (2.5–3% baseline).
- Delinquencies and collections: \$20,717.06 outstanding (primarily three owners). Executive sessions initiated and collection/legal steps discussed. Explanation of Colorado “super lien” limits and potential legal costs (\$5k–\$15k) and bankruptcy outcomes.

- Management and board have initiated executive sessions and collection procedures for delinquent owners; multiple collection attempts and offers of payment plans documented. Potential for legal action for several owners was discussed.
- Reserve fund and deferred maintenance: Current reserves reported approx. \$94,000. Board and management noted reserves are substantially below what would be recommended for long-term major capital needs (roofs, siding, pool).
- Roof replacement: Buildings are aging; roof costs are increasing (examples given of \$40k per building, rising by ~\$10k per year). Options discussed: special assessment, HOA loan/line of credit (Alpine, Bro's financing), bidding multiple buildings together to reduce unit cost, or phased approach.
- Pool liability/closure/fill: Rebuilding commercial pool estimated at \$400k–\$500k; filling/mitigation also expensive (~\$50k).
- Siding: Original siding becoming unavailable; replacement costs per building estimated around \$40k–\$50k; repairs/patching issues discussed (storage, brittleness).
- Homeowner questions answered regarding garage repairs (HOA covers garage exteriors, not doors), door glass replacement standards (uniform color required), storage/use of siding for repairs (storage costs and brittleness concerns), pest control/dog waste enforcement, and availability of monthly financials online.

Discussion on Proposed 2026 Budget

Mark S. opened the discussion on the proposed 2026 Budget.

- Proposed 2026 budget presented and discussed. Key points: operating approx. \$175,000 with ~\$45,000 to reserves; recommended continued incremental increases to address underfunding.
- Landscaping / xeriscaping: Continued push to replace grass with low-water landscapes to reduce long-term expense.
- Pest control and exterior cleaning (dog waste/hornet control) budget increases discussed; pest control increases significantly due to supplier market; dog waste remains a problem.
- Snow removal: Contract triggers and variability discussed; costs are event-driven (2-inch trigger typical).
- Insurance: Market tightening; insurance costs trending upward and availability can be constrained in the region.
- Management recommendations: consider additional modest increases in future (examples discussed: \$10–\$25/month recommended depending on needs), and consider special assessment or loan for roofs if faster action desired.

There was a motion to accept the proposed budget (dues at \$325/month for 2026)

Motion: Travis Cox

2nd: Lloyd Hunley

Motion passed unanimously

Elections

Mark S opened the 2026 elections.

Name: Curt Rahm
2026-2029 Year term
Motion: Self- Nomination
Second: Dixie Fawson
None opposed.

Name: CJ Nelson
2026-2029 Year term
Motion: Self- Nomination
Second: Curt Rahm
None opposed.

Name: Travis Cox
2026-2027 Year term
Motion: Self- Nomination
Second: Dixie Fawson
None opposed.

Adjournment

- Owner requested owner occupied vs investment percentage.
 - Occupancy counts: twenty-five owner-occupied / 31 investor
- Owner asked about getting monthly financials updates
 - Management can provide budget vs. actuals on request; monthly financials available on HOAServices website. Management noted that the board can provide periodic owner updates and that they could consider newsletters if desired (cost noted)

With no further business to discuss, Mark S. asked for a motion to adjourn the meeting.

None opposed

The meeting was adjourned at 4:38pm.

Signature

Date