

2026 ANNUAL MEETING MINUTES

MESA ESTATES HOA ANNUAL MEETING 2026

Chipeta Golf Course Clubhouse, 222 29 Rd. GJ, CO 81503; January 15th, 2026

The meeting was called to order by Mark Shoberg from HOA Services Inc at 5:10PM.

In Attendance

Sandra Geer
John Vigil
Elizabeth (Betsy) Radca
Larry Hall
Gail Mueller
Jerry & Sharon Stevens
Beverly Spevere
David & Sheryl Demott
Michael Andrews
Zandra Spicer
Gregory Schmidt
Gretchen & Kim Kimmerle
Daniel Estep
Suzanne Hett
John & Cindy Boezwinkle
Sherilan Arterburn
Jeffrey Visconti
Stephen Bonner
Carolyn Maley
LeeRay & Susan Smith
Leonard & Mary Jane Lane
Jeffery A & Kathy L Clayton
Ken & Carole Modellmog
Brenda Anderson
William (Bill) & Roanne Bradford
John Tufts
Gail Manuppella
Jessica Baldwin
Ronald (Ron) Bailey
Jeaneen Spinelli
Mark Lewis
Charles Smith
Maurice & Rosita Moore
James Bliese
David Land
Priscilla Peterson
James & Sharon Schoenfelder

Proxies

12proxies
received.

Management

Mark Shoberg HOA
Manager
Rebekah Webb HOA
Agent

With 12 proxies received and owners from 46 units represented; quorum was achieved. =

Introductions

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

The Board introduced themselves:
Sandra Geer, HOA President
John Vigil, HOA Vice-President

Approval of 2025 Minutes

First motion: Ron Bailey
Second motion: Zandra Spicer
None opposed.
2025 minutes were approved and signed by Sandra Geer.

Old or New Business

Mark Shoberg HOA Services and Sandra Geer Board President opened the 2026 Annual meeting with Introductions and the ***Report from the Board***

Report from the Board – Meeting Minutes

Annual Dues

- After reviewing current expenses and forecasting for 2026, dues will be set at **\$85 per lot per month**.

Reserve Account

- Funds continue to be deposited monthly.
- Intended for non-renovation and other un-budgeted future expenses.

Lawn Care Service

- A new contract has been signed with **TLC** for lawn care maintenance.

Snow Removal

- Snow removal occurs only after **2+ inches** of snowfall.
- Crews are called out **after the storm ends**.
- For snowfall under 2 inches, **City of Grand Junction** requires residents to clear sidewalks within **24 hours**.
- Neighbors who cannot physically clear their sidewalks may need assistance; homeowners are encouraged to help where possible.

Dog Waste Stations

- Two dog-bag dispensers are located at the **north** and **south** park entrances.
- Special thanks to **Laine Thomas** for volunteering to keep dispensers stocked.
- Please dispose of pet waste properly by taking it home and placing it in personal trash containers.

Watering Schedule

- The HOA continues to follow last year's watering schedule to reduce electrical costs and water usage.
- The schedule can be found at hoaservicesco.com under *Community Information*.

Water Shortages

- Recent articles in the *Daily Sentinel* highlight growing concerns about regional water availability.
- Water managers remain concerned about ongoing low moisture levels. Thus the need to conserve water by watering turf in the proper manner. There will or may be water shortages this year so now is the time to "train" your grass.

Tree & Shrub Maintenance

- Ongoing updates to common-area landscaping along the frontage road.
- The HOA will continue assessing trees and shrubs and taking action as needed.
- A **Homeowner Landscape Committee** has been formed to trim, remove, and select replacement plants with water efficiency in mind.
- Goal: Maintain an attractive, water-efficient community while reducing turf maintenance costs.
- A plaque was presented to Laine Thomas for her leadership and formation of the Mesa Estates community landscape committee. The volunteer homeowners will provide maintenance that is not covered by the maintenance contract and help save the HOA money.

Water Filter Maintenance

- Homeowners are encouraged to clean water filters and sprinkler filters in both front and back yards before spring.

Sidewalk Repair

- This remains an ongoing item.
- Needed repairs must be identified and reported to the **City of Grand Junction** for action.

Pond Maintenance / Irrigation Repairs

- City determined drainage issues were caused by backup through street manhole covers.
- Repairs were completed; the HOA was required to remove plates contributing to pond overflow.
- Pond currently resembles a mud hole; the HOA is working toward a long-term solution that satisfies both the City and homeowners.
- Numerous irrigation repairs occurred this year; owners will be charged for repairs deemed their responsibility.
- The board members investigated possible solutions and contacted a retired water attorney and also consulted with an engineer on the changes that were made to the pond. The new board members will need to follow up to see if a resolution can be reached with the city.

Irrigation Start-up & Shut-down

- The HOA provides advance notice of maintenance schedules.

- If gates are locked and the contractor must return, homeowners will be charged for the second visit.
- HOA has legal ingress rights for emergency irrigation repairs via easement when owners cannot be reached.
- A plaque was presented to John Vigil for his knowledge, expertise, dedication and hard work on the irrigation system as well as the maintenance aspects of the HOA.

Tree & Landscaping Discussion

- Discussion held with homeowners regarding ongoing tree and landscape management.
- HOAServices distributed the **Mesa Estates February 2026 Cleanup Sign-Up Sheet**.
- Sandra discussed the Water Conservatory and Tri-River Extension Service at the fairgrounds if homeowners had questions on their plant materials.

Water Conservatory / OMID Information

- Sandra discussed the Water Conservatory and Tri-River Extension Service at the fairgrounds.
- Ken Modellmog added details about **OMID (Orchard Mesa Irrigation District)**.

Pond Dredging Discussion

- Community emphasized the need for water conservation.
- Filters should be cleaned before the head gate opening and **3–4 additional times** during growing season.
- Homeowners may contact HOAServices or the Board for guidance.
- Reminder: *Desert soil holds limited water—overwatering wastes resources.*

Landscaping Contract Update

- Thompson Landscaping has changed ownership and is now **TLM Pros**.
- The new owner is familiar with the property from prior work with Thompson.
- The Board is giving the company a **one-year evaluation period**.
- Ken M. expressed strong support for their service quality.

Pond Depth / Silt

- An engineering review indicates approximately **1 foot of silt** in the pond.
- Water depth at the intake pipe measures about **2.5 feet**.

Community Recognition

- Sandra G. presented a recognition plaque to **Betsy Radca** for her work updating the community's CC&Rs and other contributions to the HOA.
- Another plaque was presented to **Laine Thomas** for "Paws of Recognition" for managing dog-bag stations.

Budget Discussion & 2026 Budget Review

Budget Review

- Ron Bailey expressed appreciation for the HOA Management team, **HOAServices Inc.**, acknowledging the significant effort put into strengthening the Reserve Account.
- The main discussion centered on **management fees**.
 - Per Mark S., the management cost is **\$8.48 per unit, per month**.
 - This places the community among **the lowest-cost HOAs in the valley** in terms of management expenses.

2026 Budget Review

- **No dues increase** for 2026.

Budget Approval

- **Motion to approve** the 2026 Budget as drafted:
 - **First:** Zandra Spicer
 - **Second:** Jeff Clayton
 - **Opposed:** None
- **Outcome:** Budget approved unanimously.

Elections:

Board & Community Discussion: Board Service Requirements in Colorado

- **Why a Board Is Required**
- Colorado law requires every HOA to have a **functioning Board of Directors**, even when a management company is employed.
- The management company acts only as an **agent** of the HOA and must receive direction from the Board.
- **What Management Cannot Do Without a Board**
- Approve budgets
- Sign contracts
- Adopt or change policies
- Make legal/governance decisions
- Enforce rules without Board authorization
- **If No One Serves on the Board**
- The HOA cannot legally make decisions.
- Management's authority becomes extremely limited.
- Essential business (maintenance, contracts, finances) could be delayed or halted.
- Costs may rise due to legal intervention or forced receivership.

- **Why a Functioning Board Protects the Community**

- Maintains legal compliance
 - Provides financial oversight
 - Preserves property values and common-area maintenance
 - Ensures homeowners—not courts or third parties—control the community
 - Even a small Board is sufficient to keep operations stable and compliant
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2023-2026 Board Members:

President- *Sandra Geer (2023-2026)*

Board Member- John Vigil (2023-2026)

Nominations for the 2026 Elections: Terms will need to be staggered...

Name: Ken Moddelmog

Elected - 2026

Self Nomination

Second: Sandra Geer

None opposed.

Name: Ron Bailey

Elected - 2026

Self Nomination

Second: Elizabeth (Betsy) Radca

None opposed.

Name: Maurice Moore

Elected - 2026

Self Nomination

Second: John Vigil

None opposed

Adjournment: Action Item: Look at changing the meeting time for 2027 Annual Meeting.

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 7:15 pm. None opposed. The meeting adjourned at 7:20 pm.


Signature

Date

2/12/26