

# 2025 ANNUAL MEETING MINUTES

## Copper Creek West HOA

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December 11, 2025, 3:30 – Bray Education Center 640 Belford Ave. Grand Junction, CO 81501

The meeting was called to order by Mark Shoberg from HOAServices Inc at 3:30pm.

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### In Attendance

#### Developers (43 Units)

Silas Colman

Chris Colman

#### Owners

Roderick and Kelley Johnson

Philip Rosenberg and Elizabeth Waldrop

John Kleppinger

Eileen Donohue

Connor Larson and Danyelle Larson

Michael and Nancy Wolters

Kevin and Theresa Schober

Christopher Jensen

Jamie and Alex O’Hara

Taylor and Caitlyn Bonne

Frederick Gallegos

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### Proxies

3 proxies  
received.

### Management

Mark Shoberg HOA  
Manager

Cayce Haren HOA  
Assistant Manager

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With 3 proxies received and owners from 11 units represented and 43 represented by the developers; quorum was achieved.

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### Introductions

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Mark Shoberg introduced himself as the HOA Manager

Annie Shoberg introduced herself as a HOA Manager

Rebekah Webb introduced herself as an HOA Agent

Cayce introduced herself as an HOA Assistant Manager

The Board introduced themselves:

Silas Colman, HOA President

Chris Colman, HOA Vice-President

Sunni Gagler, Secretary/Treasurer

Community member introductions.

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### Approval of 2024 Minutes

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No 2024 minutes for approval.

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### Old or New Business

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## Old & New Business Discussions

- **Basketball Court Request:** A resident proposed the addition of a basketball court in the common areas for children.
  - The Board discussed distributing a survey/email blast to gather community feedback on this idea, including potential locations. They noted that implementing such a feature would involve initial construction costs and ongoing maintenance expenses, including annual painting. The board will consider the feedback for future decisions. The board noted that Silas, Chris and Sunni are speaking as Board Members and not as Developers at these meeting, meaning this would not imply that the Developer would cover these costs.
  - **HOA Fee Increases:** Residents expressed concern regarding the increase in HOA fees, specifically noting a change from an initial "half price" rate to \$800, and a proposed increase to \$1,000. They questioned whether these increases were due to issues like renter negligence (e.g., turning off valves affecting landscaping).
    - The board clarified after the meeting that the dues were never \$500.00 and believe that the owner was referring to the reserve due at closing from each owner that has not changed.
  - Silas clarified that the Developer also pays the same fees for all lots they own that the homeowners pay.
- - Management discussed items that attributed the increases to several factors:
    - **Inflation:** Significant rate increases ranging from 13% to 300% on various costs, impacting labor, materials (e.g., OSB pricing), and real estate.
    - **Management Transition:** The shift from Board of Directors self-management to professional management services incurs additional costs.
    - **Upfront Landscaping Expenses:** Initial lower fees were partly due to the developer covering costs and not all areas being fully planted. The current budget accounts for these maturing landscaping needs.
  - A resident highlighted a "300% increase in landscape maintenance and contract." HOAServices explained this was driven by the unexpected need for extra mowing due to rapid grass growth and mosquito concerns, which was not initially accounted for in the budget.
    - The board clarified that the actual costs incurred last year were only for a few months of the year because the developers couldn't get the grass established as stated above.
- **Pond and Stormwater Drainage Issues:**
  - Residents reported issues with stagnant water and poor drainage, particularly near fence lines, contributing to mosquito problems.
  - Management explained that a "100-year rain event" (6-6 storm) caused mulch to wash into detention bases, clogging drains. This prevented proper maintenance and establishment of newly planted areas.
  - Future plans include excavating and cleaning the clogged pond and sodding future parks to prevent similar issues.
  - Discussion arose about whether the pond was intended to hold water or was leaking. HOAServices clarified that the ponds are designed detention ponds, state-mandated to hold water, especially during heavy rain events, and are not typically lined. Lining would involve significant annual dredging costs (\$20,000+). They also noted that Fruita City's stormwater improvements related to street widening had impacted drainage.
  - Mosquito controlling efforts have been initiated proactively.
- **Dog Park Fencing:** A resident inquired about the dog park, specifically if it was fully fenced. HOAServices confirmed the dog park area is designed for off-leash dogs and is partially fenced, though not all "soft parts" are currently enclosed. Future plans for a fully fenced dog park could be discussed.
- **Rental Caps and Guidelines:** A resident asked about the existence of rental caps or specific guidelines for rentals within the community. HOAServices agreed to research the governing documents for details

on rental restrictions and disseminate the information via an email blast. They noted that Fruita City has its own "onerous" restrictions on short-term rentals, making the process difficult.

- **Community Expansion:** A question was raised about potential future expansions of the community to neighboring areas and whether these would merge with the current HOA. HOA Services clarified that there are no shared facilities between phases, and therefore no plans for the current community to merge with future developments.
- **Pet Waste Services:** Concerns were raised about the \$4,000 budget for pet waste services, with a resident suggesting it could be done for less or by residents. HOA Services stated that this figure is relatively low for an HOA of this size and that professional services are often necessary. They clarified that if a resident wished to provide this service, they would need to be an insured and licensed contractor.
- **Landscape Warranty:** A resident inquired about dead trees/plants and whether they were under warranty. HOA Services confirmed that the landscaping is under warranty and landscapers prefer to allow plants time to establish before replacement.
- **Homeowner Board Representation:** A resident advocated for earlier homeowner representation on the board. HOA Services explained that board member additions are governed by legal requirements in the bylaws (e.g., based on the percentage of units sold). They stated that these thresholds have not yet been met, but the board could appoint a non-voting "liaison" from the community to provide feedback, while acknowledging potential pros and cons of such appointments.
- **Community Communication (Facebook Group & Contact List):** A resident mentioned starting a Facebook group and asked for HOA assistance in disseminating information. HOA Services offered to help create a "volunteer contact list" via an email blast, allowing residents to opt-in, but emphasized that they cannot share personal contact information due to privacy and legal concerns. They clarified that the Facebook group is not officially connected to HOA Services or the Developers for legal reasons.
- **Gazebo/Pavilion Access:** A resident asked about the access code for the pavilion bathroom. The code was identified as 2100. HOA Services stressed the importance of keeping the facility locked to prevent misuse.
- **Garden Box Program:** Residents discussed the community garden boxes, inquiring about numbering, registration, and allocation. HOA Services confirmed the boxes are numbered and committed to establishing a formal registration system in the spring to ensure fair allocation and avoid disputes. They plan to send an email blast to confirm current box usage.

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## Budget

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Motion to approve the 2026 as drafted with a dues increase to \$1,000 annually March 1, 2026

First: Silvano Colman

Second: Chris Colman

one Opposed.

Budget is approved.

It was noted that according to the association's declaration (Article 4, Section 510), the budget is automatically approved unless 65% of owners reject it. An affirmative vote was taken from attendees, and with no 65% rejection, the budget was approved.

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## Elections:

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**No Elections this year**

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## Adjournment

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With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at \_4:52\_pm.

None opposed.

The meeting adjourned at \_4:52\_pm.

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Signature

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Date