

2025 ANNUAL MEETING MINUTES

Fairmount Village HOA

December 9, 2025, 3:30pm – Online via Zoom

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

In Attendance	Proxies	Management
Cary Perino (3) Lucas Kenney Christine Nichols Mark Bodner for F&M Bodner Family Trust Drake Swayer for TKCSaw LLC Gabriel Molnar for Moltea LLC (14)	11 proxies received.	Mark Shoberg HOA Manager Cayce Haren HOA Assistant Manager

With 11 proxies received and owners from 21 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as being with HOA Services

Cayce Haren introduced herself as being with HOA Services

The Board introduced themselves:

Approval of 2024 Minutes

First motion: Cary Perino

Seconde motion: Mark Bodner

None opposed.

2023 minutes were approved and signed by Mark S HOA Services per the Board's direction as there were no directors in person.

Old or New Business

Keyless Locks for Units (Fire Inspections)

- **Discussion:** Carrie Perino raised the idea of keyless locks for units to facilitate access for fire alarm system inspections, reducing costs for security personnel and preventing owners/tenants from getting locked out. She noted they installed them in her units for \$30 each from Amazon. It was noted that the goal for COAs with sprinkler systems is to update analog locks to digital combo ones for easier, temporary access during state-mandated annual fire safety inspections. HOA Services would request a one-time 24-hour code for access.
- **Concerns:** Christine Nichols and Lucas Kenney shared negative experiences with past fire inspections despite providing codes, citing unprofessional staff conduct, lack of coordination, and multiple attempts to access units.

- **Response:** Mark S apologized for the negative experiences, stating such conduct is unacceptable, and promised to speak with his team. He affirmed keypads are a good solution but acknowledged the need to ensure professional conduct during inspections.
- **Decision:** Mark Schoberg will address staff conduct with his team. The board will circle back to the idea of asking all owners to install keypads after further discussion and feedback.

B. Weekend Contact for Issues

- **Discussion:** Christine Nichols inquired about contact information for weekend issues, particularly regarding HOA Services vehicles parking in designated spots. She mentioned not having a contact person for such problems.
- **Response:** It was clarified that an after-hours contact line exists for maintenance issues (through Build Works Group, formerly Brave Maintenance). He stated parking issues are generally not considered emergencies but would ensure his team does not park in designated spaces.
- **Decision:** HOA Services will ensure staff do not park in designated spots and will reiterate the availability of the after-hours maintenance line.

C. Pet Waste and Grounds Maintenance

- **Discussion:** A member questioned the \$500/month spent on grounds maintenance for pet waste, especially given a \$25/month pet fee policy and no observable cleaning personnel. Concerns were raised about trash piling up due to a previously removed dumpster. Mark Bodner suggested more pet waste receptacles and signage. Lucas Kenney stated he was unaware of the self-reporting requirement for pets.
- **Clarification:** It was explained that the grounds maintenance (now Build Works Group) primarily handles landscaping and snow removal in vegetated areas, not breezeways or trash cleanup. A separate service (Yabba Dabba Duty) handles pet waste cleanup weekly. He clarified the dumpster removal was accidental by the trash company and not requested by the HOA. He also confirmed pet fees are self-reported and applied to residents with live-in pets, with a fine for non-compliance.
- **Suggestions:** Mark Bodner suggested additional receptacles and signage to address pet waste. Gabe Molnar indicated the board is open to ideas for better or cheaper solutions given the ongoing issue.
- **Decision:** The board will consider adding another pet waste receptacle and additional signage. HOA Services will include a reminder about self-reporting and cleaning up after pets in the upcoming dues increase notice.

Budget

Landscaping Irrigation Budget

- **Inquiry:** A member noted the 2025 year-to-date landscaping irrigation budget was empty.
- **Clarification:** Mark Schoberg explained this indicated no irrigation maintenance or repairs had occurred to date for 2025.

10% Increase

- **Inquiry:** A member questioned the 10% increase in HOA fees.
- **Explanation:** Mark S and Gabe Molnar explained the increase was due to:
 - Significant inflation (prices increasing 300% in recent years).

- Rising insurance rates (30-300% increase seen in condominium associations due to market value increases and replacement costs).
- Increased labor costs (landscapers from \$12-16/hr to \$23-27/hr; HOA team members from \$16/hr to \$25/hr).
- Aging property leads to higher maintenance costs (repairs & maintenance from \$3,000 in 2024 to \$9,600 budgeted for 2025).
- Doubling trash service costs (from \$6,000 in 2024 to \$10,000 budgeted for 2025).
- A long-term goal is to reduce irrigation, and landscaping needs to manage costs.
- **Feedback:** Lucas Kenney, an owner since 2012, expressed appreciation for the detailed explanation and understanding of the need for the increase.

Motion to approve the budget for 2025 as drafted.

First: Gabriel Molnar

Second: Cary Perino

2 Proxies Opposed

Budget is approved.

Elections

Mark S opened the 2025 Election announcing that there were two open positions as both Gabe and Cary's positions expired at the meeting.

Gabriel Molnar

First: Self- Nomination

Second: Cary Perino

Term: 2025-2028

None Opposed

Member at Large Non-Voting

Drake Swayer

First: Self- Nomination

Second: Gabriel Molnar

Term: 2025-2028

None Opposed

Cary Perino

First: Self- Nomination

Second: Gabriel Molnar

Term: 2025-2028

None Opposed

Member at Large Non-Voting

Lucas Kenney

First: Self- Nomination

Second: Mark Bodner

Term: 2025-2028

None Opposed

Board Structure: With three voting directors and two members at large, the board is in compliance with bylaws regarding board size. New members at large will receive communications and access to board information.

Adjournment

Flag Policy

- **Inquiry:** A member asked about HOA rules regarding flags, specifically Hamas, Jewish, and Israel flags.

- **Explanation:** It was explained that Colorado HB 211310 allows owners to display one "content neutral" flag of choice. The law is liberal, permitting a wide range of flags. HOAs can restrict size (e.g., 2ft x 3ft) and number, but restricting location (e.g., not visible from the street) is legally dicey and could lead to litigation, as the intent of the bill is public display.
- **Decision:** HOAServices will follow up with an email to the board regarding the possibility of adopting a flag policy that stipulates size and quantity but avoids location restrictions to mitigate legal risk.

B. Future Meeting Location

- **Discussion:** It was noted that Bray (the previous meeting location provider) is now charging \$50 for meeting space, whereas Zoom is free.
- **Decision:** This will be a board decision for future meetings.

With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 4:42pm.

None opposed.

The meeting adjourned at 4:42pm.

Signature

Date