

# 2026 ANNUAL MEETING MINUTES

## Good Hope Townhomes

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April 16, 2026 – Bray Education Center; 640 Belford Ave., Grand Junction CO 81501  
The meeting was called to order by Rebekah Webb from HOA Services Inc at 3:30PM.

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### **In Attendance**

### **Proxies**

### **Management**

#### HOA Member Names:

BJ Adams-McQuiston  
Casey Miller  
Dave Hallenbeck  
Dorothy Inman and Michele Vargo  
Pam King (2)  
Kaileigh Lyons  
Jeffery Nathaniel Pitcher  
William (Bill) Fister

7 proxies  
received.

Rebekah Webb  
HOA Agent  
Cayce Haren HOA  
Assistant Manager

#### ZOOM:

April Berg  
Greg Birely  
Shauna Valdez  
Cassandra Kitchen  
Barb Bishop  
Ashley Jagodzinski  
Cynthia Jones  
Jim Saenz

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With 7 proxies received and owners from 17 units represented in person; quorum was achieved.

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### **Introductions**

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Cayce Haren introduced herself as being with HOA Services.  
Rebekah Webb introduced herself as being with HOA Services.

### **Board Members Present**

Bill Fister  
Ashley Jagodzinski

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### **Approval of 2025 Minutes**

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Rebekah W. noted that there was a mistake in the minutes in the budget section.

- Rebekah W will edit and board will sign.

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### **Old or New Business**

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Rebekah W opened the discussion to old and new business.

Water system, fire hydrants, and Clifton Water inquiry Key points:

- Ben (Ben Diggin) inspection and follow-up after water break identified multiple systemic issues:
  - HOA's water supply functions as a water distribution system (HOA distributes water to units) and therefore is subject to annual testing and other regulatory requirements.
  - Fire hydrants appear not to have been serviced/tested for >10 years; valves may be seized/gaskets hardened (exercise could cause gasket failures). Estimated replacement/service costs for hydrants cited roughly \$25,000.
  - Annual required water tests may exceed several thousand dollars; overall system compliance will require work and expense.
- Options discussed:
  - Pursue annexation/turnover of water lines to Clifton Water District (would require Clifton to accept risk; it was noted that Clifton has access to grants; could involve installing individual meters for each unit — costly per-unit estimate discussed; annexation investigation ongoing.
  - Continue pursuing technician information and estimates from Ben/Diggins. Ashley noted that she has already attempted to contact Ben but has not received a response. Rebekah indicated that she will also follow up with Ben to obtain the technician contact information.
    - Financial status relative to potential water/hydrant costs:
      - HOA has approx. \$12,000 in reserves and \$58,000 in operating (per transcript); board indicated they can draw down operating/reserve to ~\$40,000 and handle a ~\$25,000 hydrant expense without changing the adopted budget.
- Safety and water quality concerns: lack of hydrant servicing may cause sediment and contamination risks; it was noted that this is part of the argument with Clifton Water when discussing annexation.

#### Trees, vegetation, and property maintenance (pages 7–11) Key points:

- Homeowners raised concerns about cottonwoods and dead/overhanging branches behind Building 5 (units 555, 561, 567, 550). It was noted that these present gutter/roof debris and safety hazards, especially in wind.
- A homeowner stated that overhanging branches from trees on the adjacent property may be causing damage to roofs and that they had contacted Mesa County regarding the issue. The trees are located on a property outside of the Association. It was discussed that homeowners may trim branches extending across their property line.
- HOA will continue sending letters/violation notices where trees present safety issues. Board discussed the possibility of offering HOA-assisted tree removal programs in coordination with homeowners when necessary.
- Palisade irrigation ditch and headgate near RV lot noted; homeowner follow-up suggested with Palisade Irrigation and Clifton fire authorities.

#### Fences and ACC requests

- Ongoing discussion about acceptable fence styles & colors (transition to dog-ear picket brown noted; basket weave historically allowed but more expensive). Vinyl requests require ACC submission.
- If homeowner supplies labor and wants HOA to reimburse materials, homeowner must submit an ACC request with detailed budget/estimates and provide receipts for reimbursement consideration. HOA will not reimburse labor; HOA approval required prior to work.

#### Insurance policy and roofing

- Insurance renewal changed the association's umbrella policy: single-family homes were determined to never have been covered under the HOA umbrella policy; this was clarified at renewal.
- Result: HOA changed coverage structure resulting in \$35,000 annual premium savings to HOA, but single-family roofs may not be covered under the association policy. Board reiterated HOA remains responsible for roof replacement/maintenance as funds allow.

- Roofing needs: Brothers Roofing evaluation identified approx. \$250,000 in roof replacement needs across the community. It was noted that as a special assessment it was estimated at approximately \$1,200 per owner.
- Concerns raised by homeowners about individual roof conditions (case-specific issues noted) and moisture intrusion; local contractor (Justin Sherman) volunteered to provide inspections and a potential local discount for multiple units.
  - It was noted that he should submit these report and inspections to HOAServices so that the board can review.
- Board process for roof prioritization: third-party professional evaluations (Brothers Roofing) are used to rank roofs and select next roof to replace to ensure fairness.
- New renter assessment policy explained: owners with rental units pay an assessment when a new renter moves in (rational: moving costs, dumpster use, increased wear/impacts). Policy also gathers renter contact info for emergency communication.

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## Budget

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Rebekah W opened the budget for discussion.

- Budget presented with dues increase to \$280 per month; explanation of statutory adoption rules read aloud.
  - If proposed dues increase is  $\leq 10\%$ , budget is ratified and adopted by the board unless 67% of all owners reject it.
  - If it increases  $>10\%$ , a simple majority of those present/in-proxy are required.
- Reasons for increase and emphasis: deferred maintenance across multiple categories (roofs, stucco/siding, waterline repairs, concrete) and need to build reserves.
- Reserve contribution increase: significant rise in capital reserve contribution to meet a recommended 10% reserve contribution (per CCIOA/HOAServices guidance) so HOA would be in a better position to qualify for loans if needed.
- Current delinquency collection progress noted; HOA services & board made progress on past-due accounts — delinquent balances reduced.
- Motion and vote:
  - Motion to approve the budget at \$280/month (increase of \$30) made by William (Bill) Fister; seconded by Cynthia Jones.
    - In-person and proxy vote tallies: the \$280 motion did not reach required support (transcript indicates insufficient in-person/online/proxy totals — needed 13 votes; tally resulted in 9 supporting total). Because \$280 failed, the automatic 10% increase provision applied (per governing documents).
  - Result: Adopted dues increase to \$275/month (10% increase) effective June 1, 2026. Board will send community communication announcing the adopted increase.
- Additional budget clarifications:
  - Unforeseen events (water breaks) have consumed prior repair budgets and are included in planning realities.

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## Elections

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Rebekah W opened the 2026 Election.

- Discussion regarding nominations for Mary Semple (555F) and confusion with other Mary's — motion for Mary Semple withdrawn; Mary Semple not formally appointed at meeting.

Bill Fister agreed to serve on the board for another term,

First: Self nomination

Second: BJ Adams-McQuiston

None opposed.

Ashley Jagodzinski agreed to serve on the board for another term.

First: Self nomination

Second: Bill Fister

None opposed.

- After discussion regarding the need for additional Board members and no additional volunteers coming forward, a Board member noted that the Board had been operating under capacity for a majority of the previous year (2025) while the Association continues to face significant ongoing matters and maintenance responsibilities discussed throughout the meeting. Homeowners were advised to keep these capacity limitations and Association demands in mind when considering response times, project timelines, and the Board's ability to address community matters.”
- It was noted that the board seeks additional members and will solicit volunteers via community notice.

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## Adjournment

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Community volunteer initiatives & liability concerns Discussed.

- Suggestion to create a homeowner volunteer program to assist fellow homeowners with smaller repairs, painting, cleanups, etc.
  - Liability concerns noted: homeowner-to-homeowner assistance (informal) is different from work on communal property; board to research liability/insurance considerations before organizing larger community volunteer events.

With no further business to discuss, Rebekah W asked for a motion to adjourn the meeting at 5:02pm.

None opposed.

The meeting was adjourned at 5:02 pm.

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Signature

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Date