

2025 ANNUAL MEETING MINUTES

The Helm at Fountainhead Homeowners Association

May 27, 2025 @ 3:30p.m. – Mesa County Workforce Center 512 29 ½ Rd. Meeting called to order by Mark Shoberg, HOAServices 3:32PM

In Attendance Board	Proxies	Management- HOAServices
Jane Nettleton and Ruth Lisle Sharon Aggson Wilderness LLC Rebecca Watters Bethylin Driscoll Trust Nancy Kissner	3 proxies received.	Mark Shoberg Cayce Haren Rebeckah Webb

With 3 proxies received and 6-unit owner's present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as being with HOAServices, Rebeckah Webb introduced herself as being with HOAServices and Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:

Sharon Aggson
Bethylin Driscoll

Approval of 2024 Minutes

Mark S. asked for a motion to approve the 2024 minutes

First motion: Nancy Kissner
Second motion: Sharon Aggson

None opposed.

2024 minutes Approved.

Discussion on New and Old Business

Mark S. opened the discussion for old and new business

- Discussion on amending the bylaws to reduce quorum from 2/3rds to 20%(2)
 - 1st motion: Margaret Neumann
 - 2nd motion: Bethylin Driscoll Trust
 - None opposed, the motion passes

Budget

- Discussion of potential dues increases for 2025 or 2026 due to increasing costs, especially property insurance.
- Discussion on the HOA's current insurance situation and the impact of recent industry trends, noting the termination of HOA policies by American Family Insurance and significant increases in insurance rates (up to 300% in some cases).
 - It was noted that renewing existing policies is currently cheaper than finding new ones
- Discussion on the need to increase reserves, noting that CCOIA recommends setting aside 10% of gross income.
- Discussion of whether to implement a dues increase incrementally or as a single increase in 2026.
- Concerns about underfunding and the need to increase dues to cover rising costs was discussed
- Recommendation to increase dues by \$25.00 per month starting in July, increasing to \$50.00 per month in January 2026.
- A motion was made accept the proposed 2024 budget
- Landscaping and Irrigation
 - Discussion of landscaping expenses and the water supply situation.
 - Discussion on water issues related to the community's canal water source and the difficulty in identifying the cause of the water shortage.
 - Discussion on the potential need to switch to domestic water for irrigation if the canal water issue is not resolved.
 - It was noted that the landscaping company is High Performance.
 - Discussion on separate contracts for landscaping, tree care, and irrigation services, with tree care being handled by T4 Save a Tree and irrigation repairs being addressed separately by High Performance.
- Discussion on individual homeowner issue
 - It was noted that homeowners are responsible for repairing domestic water lines,
 - It was noted that the landscapers will level and seed the area in question once water is available at the owners cost
- One owner questioned whether the HOA could merge/join another HOA
 - It was explained that merging with other HOAs is not feasible due to legal restrictions and liability concerns
- Discussion on tree care
 - Tree care costs are expected to increase.
 - The prevalence of ash borers and treatments.
 - A timeline of 15 to 20 years was given until all ash trees will be dead.

- A motion was made to increase dues by \$25.00 per month starting in July, increasing to \$50.00 per month in January 2026.
 - First motion: Sharon Aggson
 - Second motion: Nancy Kissner
 - None opposed. Budget increase passes.

Elections

- Mark S. opened the 2025 election.
 - 4 HOA members volunteered to serve on the board: Sharon Aggson, Rebecca Watters, Bethylin Driscoll, and Nancy Kissner
 - Since there are only 3 board seats the election moved to a secret ballot
 - The three members elected to serve on the board are: Sharon Aggson, Rebecca Watters, and Bethylin Driscoll.

Adjournment

- Discussion on tree care and shrub care
 - Shrubs are treated/maintained 3 times per year to shape
 - It was noted that if they are dying that is a separate expense that is not covered by the budget
- Discussion on Pest control
 - It was noted that owners are responsible for their own units including on their decks

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

No one present objected to the closing of the meeting

The 2025 Annual Meeting was adjourned at approximately 4:33 p.m.

Signature

Date