

2025 ANNUAL MEETING MINUTES

Summer Glen HOA

September 18, 2025, 4pm – Bray Education Center, 640 Belford Ave, Grand Junction, CO

The meeting was called to order by Cindy Hoppe from HOA Services Inc at 4pm.

In Attendance	Proxies	Management
In Person: Marie Stobbe Ariana Mier	5 proxies received.	Cindy Hoppe with HOAServices Cayce Haren HOA Assistant Manager
Zoom: Baylee Pentico Estella Josie Holguin Richard Larsen		

With 5 units represented in person and 5 proxies received it was noted that quorum was not established.

Introductions

Cindy Hoppe introduced herself as being with HOAServices

Cayce Haren introduced herself as being with HOAServices

Approval of 2024 Minutes

First motion: Ariana Mier

Second motion: Baylee Pentico

None opposed.

2024 minutes were approved and signed by Marie Stobbe.

Old or New Business

No old or new business items were brought up.

Budget

- Cindy H discussed the budget.
 - It was noted the previous year that the budget was \$285 per year.
 - It was noted a special assessment had been implemented this year.
 - It was noted that the proposed increase is up to \$350 on an annual basis, or a divided payment plan of \$350/12 monthly.
- Discussion regarding the buyer capital assessment fee:
 - The fee is \$350 for every property that transfers title.

- This fee is collected by the title company at closing.
- This is not a new fee.
- A board member asked about the number of owners on the monthly payment plan.
 - It was noted that two owners were on the monthly plan.
 - It was confirmed that there would be no interest charge for paying monthly, provided a payment plan is set up.
- A motion was made to accept the budget, with Bailey as the first and Marie as the second. The budget was approved with nine yes votes and one no vote (from proxies).

Motion to approve the budget for 2026 as drafted

First: Baylee Pentico

Second: Marie Stobbe

Vote: In person/on zoom were in favor. 1 proxy opposed.

The budget passes 9 to 1 at \$350 per year effective 1/1/2026

Elections

Due to quorum not being met and election was not able to be held.

- Marie Stobbe reappointed herself to serve another term on the board
- Baylee Pentico reappointed herself to serve another term on the board
- Sean Brophy was willing to serve on the board for another term
 - The board reappointed Sean to serve on the board for another term in his absence
- Ariana Mier volunteered to serve on the board
 - The board appointed Ariana to serve on the board

Adjournment

- Discussion on Siding Colors
 - A question was raised about whether navy blue vinyl siding would be considered a neutral color, as neutral colors have been required in the past.
 - Cindy will need to ask Mark about this question.
 - It was noted by a board member that as long as the siding fits the aesthetic of the neighborhood and isn't "super wild," navy blue should be passable.
 - The community does have an ACC committee, and the board is typically on it.
 - Owners asked for clarification in a notice to the community
- Metal Roof Clarification:
 - Clarification on the new law regarding metal roofs was requested.
 - Owners asked for clarification in a notice to the community
- Discussion on a personal backyard irrigation issue
- Discussion on a personal tree root issue
- Discussion on surrounding Construction Issues
 - A resident complained about construction noise early in the morning.
 - It was noted by a board member that they have been reporting the issues to code enforcement and the city planning department.

With no further business to discuss, Cindy H proposed to adjourn the meeting at 4:21 pm.

None opposed.

The meeting adjourned at 4:21pm.

Signature

Date