

# 2025 ANNUAL MEETING MINUTES

## Orchard Run HOA

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Thursday November 11<sup>th</sup>, 2025, 3:30pm – 640 Belford Ave Grand Jct. CO 81501

The meeting was called to order by Rebekah Webb from HOA Services Inc at 3:31pm.

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### In Attendance

Carol Crossley (Zoom)  
Kyler Vanderberg (Zoom)  
Neil Hajoglou  
Steve Feller  
William McNeill  
Jillian Olsen  
Cynthia Seery  
Sonja Miller  
Kory & Julia Conrad  
Thomas Ela

### Proxies

7 proxies  
received

### Management

Rebekah Webb HOA  
Agent  
Cayce Haren HOA  
Assistant Manger

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With 7 proxies received and owners from 10 units represented; quorum was not achieved.

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### Introductions

Rebekah Webb introduced herself as an HOA Agent  
Cayce Haren introduced herself as being with HOA Services

The Board introduced themselves:

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### Approval of 2024 Minutes

First motion: Neil Hajoglou  
Second motion: Steve Feller  
None opposed.  
2024 minutes were approved

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### Old or New Business

Rebekah W opened the discussion for old and new business

### HOA Violations & Enforcement

- **Primary Concern:** Violations in the neighborhood were identified as the number one issue.
- **Management Fee Increase:** A resident noted a proposed 25% increase in the management fee and expressed concern about lack of value for this increase.
- **Discussion on Rebekah's Role & Process:**
  - It was clarified that the increase is not for "driving through" but for her role as the "violations agent," a task previously unfulfilled by volunteers.

- She explained the process involves sending emails, then certified letters to individual homeowners.
- Due to changes in CCOIA laws, the enforcement process has evolved. Initial communication is less invasive, but certified letters are now the standard for formal notifications.
- Currently, there are 14 active violations as of November.
- It was noted that Rebekah drives through HOAs monthly (approx. 40 HOAs).
- **CCOIA Changes (2023-2024):**
  - Reduced leeway in imposing fines.
  - HOAs are no longer allowed to tag or tow illegally parked or abandoned vehicles; residents must contact the sheriff's office.
  - Fines are capped at \$500 per homeowner. Violations are fined \$25 per month if not cured within 30 days (up to 60 days to find homeowner).
  - Certain violations like lack of grass/landscaping fall under specific CCNR rules, but county/state directives encouraging "zero-escape" landscaping can supersede.
  - Discussions regarding leaves (environmental benefits vs. blocking sidewalks) were noted.
- **Enforcement Challenges:**
  - It was mentioned the difficulty of enforcing violations when homeowners are unresponsive, highlighting issues with overgrown weeds, piles or trash, piles of rocks left in yards and driveways, Trailer Beds, RVs and ATV's, garbage cans, and unregistered vehicles.
  - For persistent issues, the HOA might pay to clean up the violation, then bill the homeowner. Non-payment can lead to delinquency, liens, and potential foreclosure.
  - Management described extensive efforts for a specific problematic house, involving calls to Mesa County, sheriffs, fire departments, and Palisade Water to address issues like dry weeds (fire hazard). This contributed to the 25% management fee increase.
- **Communication Concerns:**
  - Owner expressed frustration about unanswered emails regarding HOA issues and lack of communication.
  - Rebekah apologized for any missed emails, explaining the volume of daily correspondence. She committed to ensuring responses within 24-48 hours, asking members to include "Orchard Run" in the subject line.

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## Budget

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Rebekah W opened the discussion on the proposed 2026 budget

- **Budget Overview:**
  - Management provided current financial updates.
    - Year-to-date expenses (up to end of October 2025): \$28,417.22.
    - Current operating balance (as of October 2025): \$38,067.39.
  - It was clarified that the budget is always prepared six weeks prior and is a moving target due to ongoing income and expenses.
- **HOA Dues Increase:**
  - The HOA dues increased from \$260 to \$275, a 5.7% increase. This was clarified as separate from the 25% management fee increase.
    - The increase was attributed to rising costs (paper, ink, toner, stamps) and the overall cost of services.

- **Irrigation Maintenance:**
  - Budgeted \$3,100 for irrigation maintenance, but only \$550 spent.
  - An issue with a "12-inch pipe" (possibly clogged) required investigation.
  - The need for adequate reserves for potential irrigation main breaks (estimated to be over \$100,000) was emphasized, with a current operating balance of \$50,000 in reserves and operating funds.
  - The high cost of municipal water for lawns was compared to HOA irrigation, highlighting its value.
- Concerns were raised that homeowners on fixed incomes struggle with increases.
- **Unpaid Dues:**
  - It was confirmed that there is "almost nothing now" in terms of unpaid dues for 2025, indicating successful collection efforts.
  - Explanation of "super lien" process for foreclosed homes, where only a portion (e.g., 6 months) of overdue dues is typically recovered.

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### **Discussion/2026 Budget Review**

Motion to approve the budget for 2025 as drafted.

First motion: Neil Hajoglou

Second motion: Steve Feller

Yes: 7-inperson, 6 Proxies, 1 online

No: 1 via proxy

2026 Budget is approved. Effective 1/1/2026

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### **Elections**

- Resignations: Neil Hajoglou (President) and Steven Feller (Board Member) had expressed intentions to resign
- It was noted that Shonda Hajoglou resigned from the board prior to the annual meeting
- Vacancies: Due to resignations, positions for President and Secretary/Treasurer (required by state law) were open. The board can have up to 7 members.
- Rescinded Resignations (Conditional): Neil and Steven Feller temporarily rescinded their resignations until new board members could be found, with Neil stating he would resign if the workload became "untenable."

### **Board Member Appointment**

Name: Sonja Miller

Year term: 2025-2027

Motion: Board appointed

None opposed.

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## Adjournment

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- Discussion on a communication to the community about the consequences of having no board or no violation enforcement and encourage participation.
- It was noted that if the board drafts the letter, only printing costs apply; if HOA Services drafts it, there's a \$75 charge for creation.

With no further business to discuss, Rebekah W asked for a motion to adjourn the meeting at 4:50 pm.

Motion: Steve Feller

Second: Neil Hajoglou

None opposed.

The meeting adjourned at 3:58 pm.

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Signature

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Date