

2026 ANNUAL MEETING MINUTES

PRSV HOA

February 26, 2026, at 3:00PM – Bray Education Center 640 Belford Ave.

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

In Attendance

Allen Allphin
Phil Jones
John (Jack) Miller
Dr. John Storheim
Ralph Hamblin
Kacie Chaffin

Proxies

Four proxies
were received.

Management

Cayce Haren HOA
Assistant Manager
Rebekah Webb HOA
Agent

With four proxies received and owners from six units represented; quorum was achieved.

Introductions

Rebekah Webb introduced herself as an HOA Agent
Cayce introduced herself as an HOA Assistant Manager

The Board introduced themselves:

Jack Miller
Phil Jones

Approval of 2025 Minutes

First motion: Phil Jones
Second motion: Jack Miller
None opposed.
2025 minutes were approved.

Old or New Business

Road condition / resurfacing

- Multiple homeowners raised need to address deteriorating Preserve Lane Road, especially an area adjacent to the stone house where the asphalt is crumbling.
- Preferred treatment: chip-and-seal (not just crack sealing) for ~10–15-year life extension. Prior full repave estimate cited ~\$120,000; chip-and-seal estimated roughly \$50–60k.
 - Decision / Action: obtain 3–4 bids for chip-and-seal resurfacing. Include request for any available discounts (military, senior, etc.). Bids to be circulated to owners and work only after owner approval.
- Notes: Discussion about cost allocation — documents to be reviewed to confirm if all owners pay equally or other method.

Dead tree trimming /grant

- Mesa County (referred to as Mesa County Sheriff's Dept.) grant available to trim/clear dead trees within a 30-foot offset along roadway; homeowners/volunteers will coordinate. Owner Doug and others to contact Leo (contractor referenced) and county program.
 - Action: Board/Owners Follow up with county contact/contractor to schedule trimming and confirm scope.

Common-area electric meter / pump house

- Question raised why HOA continues to pay minimum service charge (~\$170/yr; later referenced \$13.88/month/minimum and other charges). Consensus to investigate whether meter can be removed or billed differently since pump not in use.
 - Action: Assigned to board/Mark (management) to contact Excel Energy to determine removal/cost details and report back

Mailings / communications & owner email directory

- Concern about cost of physical mailings; options discussed: opt-in paperless communications (owners must request), volunteer owner email directory (opt-in), BCC email blasts from management, Facebook neighborhood page (Preserve Lane Information) as a communication channel. The Facebook page is run by HOA members and is not associated with HOAServices in any way.
- Reminder that annual meeting packet must be mailed by law; homeowners may opt for paperless communications by email for all other items.
- Action: Management to include opt-in instructions, volunteer owner directory sign-up, and Facebook page notice in the post-meeting communication to homeowners.

Trash collection consolidation idea.

- Proposal to research consolidated trash/recycling service for potential cost savings and reduced road traffic.
 - Management to get bids from local providers (Republic, Humpty Dumpster, others), ask about bulk discounts and senior/veteran discounts. Once bids are collected management will send out a notification via email to gauge homeowner interest.

Meeting timing / attendance

- Low daytime attendance noted; suggestion to hold future annual meeting evenings or weekends to improve turnout.
 - It was noted that HOAServices provides annual meeting support Mon–Thu 9–4; after-hours/weekend meetings would incur additional fees (\$150/hr.) and HOA Services does not support weekend meetings. Option to run meeting independently was discussed.
 - Action: Board to consider evening/weekend meeting options and potential cost/format.

Legal / insurance / attorney (p.19–20)

- One owner asked if HOAServices retains an attorney if any legal issues arise.
 - HOAServices uses Hoskins, Farina & Kampf; primary attorney: Andrew Teske. HOA carries Directors & Officers (D&O) insurance and general liability for common areas; attorney engagement typically coordinated via management and insurance when required.

Budget

- Noted increase in management fee for HOAs under fifty units to a \$500/month base rate.
 - It was noted by the board that this was not supposed to occur until 2027.
 - Clarification obtained during meeting: for 2026 the adjusted monthly management fee will be \$416.67; in 2027 the fee will increase to \$500/month.
 - Owner questioned what the process is for a transition in management.
 - It was explained a 30-day notice is required to change management companies; all association records that are held at the HOAServices office will be prepared for pick up for the board or new management company at the end of the transition period.
- Insurance premium referenced: annual policy ~ \$712/year.

With the modification to reflect management fees at \$416.67/mo. for 2026, there was a motion to ratify/approve the 2026 budget.

First: Phil Jones

Second: Ralph Hamblin

None opposed

The 2026 budget is approved.

Elections:

Nominations for the 2026 Elections:

Name: Jack Miller

Term: 2026-2027

Self-Motion: Jack Miller

Second: Dr. John Storheim

None opposed.

Name: Phil Jones

Term: 2026-2027

Self-Motion: Phil Jones

Second: Allen Allphin

None opposed.

Name: Dr. John Storheim

Term: 2026-2027

Self - Motion: Dr. John Storheim

Seconded: Ralph Hamblin

None opposed

Adjournment

With no further business to discuss, Rebekah Webb asked for a motion to adjourn the meeting at 4:27pm.

None opposed.

The meeting adjourned at 3:13pm.

Signature

Date