

2025 ANNUAL MEETING MINUTES

PALMER SUBDIVISION HOA

October 29, 2025, Fruita Community Center/Library

The meeting was called to order by Mark Shoberg from HOA Services Inc at 5:32PM.

In Attendance

Jeremiah McGuire
Lindsey Grannis
Christian Sabia
Jamelle Kelly
Karen & Kevin Sauer
Christopher & Brooke Martinez
Mario & McKenzie Lara
Tyrone & Patricia Denkins
Tyler & Kendra Oester
Christina Howrey
Johnny & Lydia McBee
Jill Whittenberg
Ammar Hussieno
Gary Powell
Vinne & Jannice Juliano
Timothy & Lynette Danner
Timothy & Julane Barnes
Taylor Knight
Batton & Angela Acree
Erica Forsgren

Proxies

5 proxies
received.

Management

Mark Shoberg HOA
Manager
Rebekah Webb HOA
Agent

With 5 proxies received and owners from 26 units represented; quorum was achieved. **Quorum requirement:** 20% of 26 properties = **6 owner.**

Introductions

Mark Shoberg introduced himself as the HOA Manager
Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Jeremiah McGuire, HOA President

Jamelle Kelly, HOA Vice-President

Lindsey Grannis, HOA Secretary/Treasurer

Karen Sauer, HOA Board Member

Community member introductions.

Approval of 2024 Minutes

First motion: Kevin Sauer
None opposed.

Second motion: Christian Sabia

2025 minutes were approved and signed by Jeremiah McGuire, HOA President.

Old or New Business

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- Topics included fence ownership transfer, gravel parking surface allowance, and capital assessment fee for new buyers.
 - Informal votes showed strong support for all three proposals.
 - Legal and procedural steps were outlined for future amendment consideration.

Irrigation System Reserve Planning

- Palmer Subdivision is a PUD with irrigation infrastructure.
- Recommended reserve target: **\$50,000**.
- Mussel buildup and pump degradation are concerns.
- Sediment removal and pump servicing recommended in 2026–2027.
- One possible solution discussed was allowing homeowners to install private vaults to store water and run individual pumps, as done in similar HOA.

Budget

Budget Highlights:

- **Annual dues:** Approved at **\$614 per lot**, payable in two installments of **\$307**.
- **Irrigation shares:** HOA pays **\$736.00/yr** to Grand Valley Irrigation Company for 25 shares.
- **HOA Services management fee:** **\$500/month**, minimum for HOAs under 50 units.
- **Electricity estimate:** Roughly **\$300–\$350/month**.
- **Insurance:** Estimated at **\$2,554.00/yr**
- **Weed Mitigation:** **\$1450.00/yr**
- **Pump Blowout:** **\$ 450.00/yr**
- **Office Expenses:** **\$800/yr**
- **Ditch Maintenance:** **\$150/yr**
- **Legal registration:** Annual filing with DORA costs **\$25.44**.
- **Reserve savings:** Current reserves are approximately **\$6,300**.
 - Recommendation: Increase reserve contributions to **\$3,000–\$4,500/year** to meet the 10-year goal.

Discussion/2026 Budget Review

Motion to approve the budget of \$614.00 for 2026 as drafted.

Can pay two payments @ \$307.00 by January 31st and March 31st

First: Christian Sabia

Second: Batton Acree

Opposed.

Budget is approved. Dues shall be January 1st, 2026, or can pay two payments @ \$307.00 by January 31st and March 31st

Annually or Monthly, January 1st, 2026.

Elections:

2024-2025 Board Members:

President- Jeremiah McGuire (*May2024-Oct.2026*)

VP- Jamelle Kelly (*Appointed till 10/2025*)

Secretary/Treasurer- Lindsey Grannis (*May 2024-Oct 2026*)

Board Member(s)- Karen Sauer (*Appointed 07/26/25 – 07/2028*)

Nominations for the 2026 Elections:

Name: Jamelle Kelly

2025-2028 Year term

Motion: Self Nomination

Second: Christina Sabia

None opposed.

Name: Tyrone Denkins

2025-2028 Year term

Motion: Self Nomination

Second: McKenzie Lara

None opposed.

2025-2026 Board for Palmer Subdivision HOA:

President- Jeremiah McGuire (*Elected: 2024-2026*)

VP- Jamelle Kelly (*Elected: 2025-2028*)

Secretary/Treasurer- Lindsey Grannis (*Elected: 2024-2026*)

Board Member(s)- Karen Sauer (*Appointed: 07/26/25 – 07/2028*)

Board Member(s)- Tyson Denkins (*Elected: 2025-2028*)

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 7:39 pm.

Motion: The Board

None opposed.

The meeting adjourned at 7:39 pm.

Signature

Date