

2026 ANNUAL MEETING MINUTES

Pritchard Mesa Estates II Homeowners Association, Inc.

January 27, 2026 @ 4:02p.m. 640 Belford Ave –. Meeting called to order by Cayce Haren, HOAServices

In Attendance (Board & Management)

Justin Whiteford, President

Casey Fleming, Vice-President
(Zoom)

Sheila Covello, Board Member

Mike Harvey

John and Karan Leyh

Connie Cogburn (zoom)

Cayce Haren HOA Assistant Manager

Rebekah Webb HOA Agent

Notice of Quorum Achieved

Two mailed in proxies.

Six properties represented in person, zoom.

Eight total properties represented – Quorum was met.

Introductions

Cayce Haren introduced herself as being with HOAServices.

Rebekah Webb was introduced as being with HOAServices.

Justin Whiteford introduced himself as President.

Casey Fleming introduced himself as being the Vice-president.

Approval of the Previous Years Minutes

Cayce H asked for a motion to approve the 2025 minutes.

Motion: Mike Harvey

Second: John Leyh

None opposed. 2025 minutes were approved.

Discussion on New and Old Business

Cayce H opened the discussion on new business.

No discussion points presented.

Discussion on proposed 2026 Budget

Cayce H opened the discussion.

- 2026 Dues Increase
 - New proposed annual assessment: \$310 per unit.
 - Effective date: March 1, 2026.

- Rationale for Increase

- Primary driver: rising irrigation/water-related expenses assessed by local irrigation entities (discussed)
 - Secondary drivers: general inflation and expected future increases in management fees.
 - Management stressed these are real, recurring costs the HOA must pay; increases are not discretionary.
- Anticipated Future Increases
 - Board expects an additional dues increase in 2027 tied to continuing inflation and further irrigation cost escalation.
 - Management fees will increase this year and again next year (management advised members to expect another rise).
- Insurance (impact on budget)
 - Annual policy premium: \$672.
 - Policy period: December 8, 2025 – December 8, 2026.
 - Payment: Paid December 24, 2025; this timing explains the blank 2025 YTD insurance column in the draft budget.
- Management Fees & Administrative Costs
 - Management indicated their fees for administering HOAs are increasing across their portfolio.
 - Expect a management fee line-item increase in the budget this year and another adjustment next year.
- Irrigation Costs — Detailed Notes & Structure
 - Multiple irrigation entities involved:
 - Grand Valley Water Usage Association
 - Grand Valley Irrigation Canal
 - The HOA is split among these entities depending on lot location and headgate/turnout.
 - Lots 1 and 2 (east area) Grand Valley Water Usage.
 - Lots 11–23 (upper hill near Justin) — Grand Valley Water Usage.
 - Doherty/lower lots near Casey — Grand Valley Irrigation Canal.
 - HOA historically pays for multiple turnouts (approximately three turnouts noted in declaration section 2.5).
 - Recent large capital projects by the irrigation districts (concrete lining, repairs) are being funded by assessments across users; example referenced was a project cost "a little over a million dollars" affecting assessments.
 - Prior administrative error: HOA once paid only one entity which risked enforcement/auction; current practice is to ensure both entities are paid to avoid line/collection risk.
 - Management will request Mark to provide a detailed breakdown (action item) showing:
 - Exact assessment amounts charged to the HOA in 2025.
 - How assessments are apportioned among Pritchard Mesa 2 lots.
 - Expected assessment schedule and projected increases for 2026–2027.
- Collection & Delinquency Status
 - Management confirmed no delinquent accounts and no outstanding violations at time of meeting.
 - Management will continue standard monitoring and collections procedures for unpaid dues.

A motion was made to approve the proposed 2026 budget.

Motion: Casey Fleming

Second: Justin Whiteford

None opposed.

The budget passed unanimously.

Elections

No elections expiring in 2026.

Adjournment

Discussion of prior legal changes (CTAs) referenced: management stated there are no new Colorado legal issues affecting the HOA at present. Prior contested actions from 2024 have been resolved; CTAs are not being enforced as of current updates Management will notify boards if changes occur.

Management reported no delinquencies and no violations outstanding for the HOA at the time of the meeting.

With no further business to discuss, Cayce H asked for a motion to adjourn the meeting.

Motion: Sheila Covello

None opposed.

The 2026 Annual Meeting was adjourned at 4:19 p.m.

Signature

Date