

THE SUNSET VALLEY ESTATES HOMEOWNERS' ASSOCIATION

A COLORADO NONPROFIT CORPORATION

MINUTES FOR ANNUAL MEETING OF MEMBERS

Held at 5:30 PM Mountain Time, Thursday November 20th, 2025, at the Large Meeting Room at Coldwell Banker Commercial, 131 N. 6th St., Suite 200, Grand Junction, CO. 81501 and via Zoom:

Order of Business:

- (a) Roll call; Meeting was called to order at 5:43pm. Owners in attendance in person were Gary & Pat Russell 2957 Heron, Michael Bilo 2959 Heron, John Elliott 2961 Apollo, John & Margie Rodriguez 2955 Bret, Ron Grout 2958 Heron, Randy Tuell 2952 Heron, Kimberley Hybarger 2955 Heron, Sue & Gary Smith 2960 Heron, Teri Danielson 2956 Apollo, Glen & Heidi Tinney 2964 Apollo, Lexus Pogue 2964 Heron, and Jason Morgan 2966 Heron. Owners represented via Proxy; Priscilla & Thomas Hanson 2950 Bret, Michelle Hanson 671 SV, Dan Kirby 2953 Heron, Brandon & Hannah Paxton 2962 Bret, Teddy Aegerter 2954 Bret, MTB Homes 2954 & 2958 Apollo, Mike Tofel 2957 Apollo, Larry Spurgeon 2959 Bret, Yvonna Cox 2957 Bret, Olivia Turk 372 SV, Paul Kottenstette 2952 Bret, Ace of Trades LLC 2955 Apollo, Daniel Walterscheid 674 & 670 SV, Heather Sheridan 2966 Apollo, Christa Coats 2953 Bret, and Al Adalgren 2961 Heron Dr. Non owners in Attendance Barrett Miller Coldwell Banker, Ron Livingston Attorney for the HOA, Kim Kerk, and Beth Reynolds representing the declarant/BOD.
- (b) Determination of quorum; 67% required, 29 lots or homes; 30 owners/lots were represented in person, online, or via proxy. Quorum is met.
- (c) Proof of notice of meeting; No less than 10 days but no more than 50 days; Meeting notice was sent out via USPS, email, and posted to the HOA website on 11-7-2025.
- (d) Adoption of Annual Meeting Minutes 05-17-23: This was not visited, as the meeting was deferred to a later time to be set.
- (e) Reports of Officers; This was not visited, as the meeting was deferred to a later time to be set.
- (f) Reports of committees;
 - a. Call for new members of the ACC:
- (g) Property Management Report; This was not visited, as the meeting was deferred to a later time to be set.
- (h) Election of Directors; This was not visited, as the meeting was deferred to a later time to be set.
- (i) Review of 2025 Budget and Approval of 2025 & 2026 Budgets; This was not visited, as the meeting was deferred to a later time to be set.
- (j) Old Business; None at this point.
- (k) New Business; None at this point.

- a. Consideration of proposal to remove Filing 3 from the Association subject to the availability of a delivery system for irrigation water. The HOA attorney suggested amending the agenda to discuss this line item first. He fielded questions from the owners about the filing for phase 3. There are 98 total lots as presented if filing 3 is incorporated into the current HOA setup. If it is incorporated the costs will be split by all the lots. If not, filing 3 would be its' own HOA and their costs would be their costs. All owners in attendance at this meeting would have to vote unanimously to either incorporate or reject the filing 3. To leave and start their own HOA they need 67% of the current membership to vote in favor of this change. At this meeting with only 30 lots/houses represented all would have to vote in favor. There are 2 proxies submitted with no votes. So, at the advice of the HOA attorney. We will table this meeting and vote and have another meeting so more owners can attend and participate in the vote as approving a budget and electing directors would be affected by this vote. A motion to continue this meeting on the first Thursday after Thanksgiving, 12-4-2025 at 6pm location to be determined was made by Ron Grout, seconded by John Elliot, all in attendance were in favor. Motion passes. Per legal, no formal notice is required for a continued meeting.

(II) Adjournment of Meeting; Meeting was adjourned at 7:13pm.

DRAFT