

THE SUNSET VALLEY ESTATES HOMEOWNERS' ASSOCIATION

A COLORADO NONPROFIT CORPORATION

MINUTES FOR ANNUAL MEETING OF MEMBERS

Held at 6:00 PM Mountain Time, Thursday December 4th, 2025, at Crossroads United Methodist Church,
599 30 Road, Grand Junction, CO. 81404 and via Zoom:

Order of Business:

- (a) Roll call; Meeting was called to order at 6:18pm. 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, Sarah Erickson 2950 Apollo, Cameron Reade 2962 Apollo, 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 Adelgren 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; 32 owners/lots were represented in person, online, or via proxy. Quorum is met. Motion made by Sarah Erickson, seconded by Kim Kerk, all in attendance were in favor, motion passes.
- (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. Motion to state that noticing requirements were met made by Kim, seconded by Sarah, all in attendance were in favor, except one owner, motion passes.
- (d) Adoption of Annual Meeting Minutes 05-17-23: Motion to pass meeting minutes as presented by Beth, seconded by Kim, all in attendance were in favor, motion passes.
- (e) Reports of Officers; Most of this has been covered in the last few meetings, the BOD did not have anything more to share. They were no questions from the floor.
- (f) Reports of committees;
 - a. Call for new members of the ACC: A call was made for any interested parties to be on the committee; there were no interested parties. The board will continue to approve requests.

- (g) Property Management Report; Kim reported this earlier in reports of officers/other meetings. Ron Davis has kept the irrigation up and running most of the season. If a main line break occurs, the entire irrigation system has to be taken down. There is a shut off switch on the exterior of the pump house for emergency situations.
- (h) Election of Directors; A call was made from the floor for any interested parties to join the HOA board, both Kim and Beth retain their seats on the BOD as the declarant, there is one open position on the BOD. Sarah Erickson shared her interest in joining the HOA board. A motion to elect Kim, Beth, and Sarah to the HOA board made by Paul seconded by John, all in attendance were in favor, motion passes.
- (i) Review of 2024 & 2025 actuals and Approval of 2025 & 2026 Budgets; The 2024 & 2025 actuals were presented line item by line item. The number of lots invoiced in total is now 43, Budget is approved by the board then presented to the homeowners to review/ratify/approve/reject at the annual meeting. Motion to approve or veto the 2025 budget was made, no veto was called. The 2025 dues will be due by the end of January 2026. Motion to approve or veto the 2026 budget was made, no veto was called. The 2026 dues will be due by the end of March 2026. Any owner that is interested in a payment plan for dues just needs to reach out and requests a payment plan and the BOD will work with those homeowners.
- (j) Old Business; None at this point in time.
- (k) New Business;
 - a. Consideration of proposal to remove Filing 3 from the Association subject to the availability of a delivery system for irrigation water. More discussion about this issue happened at the beginning of the meeting as Ron took over where the meeting was left. Both Beth and Kim took questions and explained options. Owners went around the room and shared their opinions and thoughts on the issues. The issue or vote at hand is to continue to allow lot 101 to be part of the current HOA or reject this and let them be their own HOA. A motion was made to continue to allow lot 101 to be part of the current HOA setup, the motion was seconded, all in attendance but two owners were in favor via voice vote. The motion carries.
 - b. Ongoing CCR violations. There is a house that has signs placed and painted their garage door without ACC permission. The Board will work with legal counsel on the best way forward with this issue. The BOD must approve the 12 policies required by the state at their next BOD meeting. They will do this as well as setting the BOD roles at the next meeting.
- (l) Adjournment of Meeting; Motion to adjourn the meeting was made at 8:17pm by Kim, seconded by John, all in attendance were in favor, motion passes.