

THE SUNSET VALLEY ESTATES HOMEOWNERS' ASSOCIATION

A COLORADO NONPROFIT CORPORATION

MINUTES FOR SPECIAL MEETING OF MEMBERS

Held at 6:00 PM Mountain Time, Monday September 8th, 2025, Grand Mesa Middle School, 585 31 ½ Rd, Grand Junction, CO. 81504.

Order of Business:

- (a) Roll call; 11 owners were in attendance in person; Heather Sheridan 2966 Apollo, Teri Danielson 2956 Apollo, Susan & Gary Smith 2960 Bret, John & Margie Rodriguez 2955 Bret, Hannah Paxton 2962 Bret, Heidi Tinney 2964 Apollo, Michelle Hanson 671 SSV, Thomas & Priscilla Hanson 2950 Bret, Pat & Gary Russell 2957 Heron Dr, Jason Morgan 2960 Heron, and Randy Tuell 2952 Heron. 9 proxies were submitted; Teddy Aegerter 2954 Bret, Centennial Development 2957 Apollo, Ace of Trades LLC 2 lots 2959 & 2955 Apollo, Kathy Grout 2958 Heron, Brian Kite 2953 Heron, and Walterscheid Homes LLC 2 lots 670 & 674 SVS. Non owners in attendance Barrett Miller Coldwell, Rich Livingston Attorney for the HOA, Kim Kerk and Elizabeth Reynolds representing the developer/BOD.
- (b) Determination of quorum; 29 Lots/Owners required; 20 Lots/owners were represented in person at the meeting in person and via proxy, quorum was not met. The HOA will continue and have an owner's forum. Discussion will take place; no new items will be voted on.
- (c) Proof of notice of meeting; No less than 10 days but no more than 50 days; Notice was sent out to owners via USPS, email, and posted to the HOA website on August 22, 2025.
- (d) Vote to Separate HOA for Filing 3; Owners asked the developers and the HOA attorney many questions as it relates to the SSV filing 3. The HOA will have to have a vote to either include in the existing HOA or have SSV filing 3 as their own separate HOA. The developer shared maps and plans for the new filing.
- (e) Old Business; None at this point in time.
- (f) New Business; A follow-up meeting will be scheduled, and meeting materials will be distributed.
- (g) Adjournment of Meeting; Motion to adjourn the meeting was made at 7:08pm, all in attendance were in favor.