

2025 ANNUAL MEETING MINUTES

Apple Glen Subdivision HOA

October 22nd, 2025; Bray Educational Center; 640 Belford Avenue Grand Junction CO 81501
The meeting was called to order by Rebekah Webb from HOA Services Inc at 12:00PM.

In Attendance	Proxies	Management
Julie Adams		Rebekah Webb HOA
Jacqueline Anderson		Agent
Jeff Cox		Cayce Haren HOA
Paul & Carol McCahon		Assistant Manager
Cathy Hedland		
Randall Watts		
ZOOM:		
Marvin Lein		
Michael Huges		
Kellen Fowler		
Tafoya Rosario		
	<u>2</u> proxies received.	

With 2 proxies received and owners from 10 units represented; quorum was not achieved.

Introductions

Rebekah Webb introduced herself as an HOA Agent
Cayce Haren introduced herself as being with HOAServices

The Board introduced themselves:
Julie Adams, HOA President
Jeff Cox, HOA Vice President
Jacqueline Anderson, HOA Treasurer
Marvin Lein, HOA Member at Large

Approval of 2024 Minutes

First motion: Jacqueline Anderson
Second motion: Paul McCahon
None opposed.
2024 minutes were approved and signed by: Julie Adams

Old or New Business

Rebekah W opened the floor for discussion on old or new business

- **Amendment to Bylaws:** Discussion regarding amending bylaws to stagger board member terms. Due to not meeting the 40% quorum, a vote could not be held.

- **Mailbox Numbers:** Discussion about adding mailbox numbers for new homeowners. The HOA will look into options for residents to add the numbers.
- **Pond Maintenance:** The pond failed inspection. Ben Dowd (original contractor) will be hired to redo the pond. The cost is \$2,875. A resident inquired about the contribution of the other HOA that is next to Apple Glen to the cost of the pond maintenance. It was stated that the other HOA will not be contributing to the cost, as the pond is all rock.
- **Overwatering/Irrigation:** Residents discussed overwatering issues and potential impact on the detention pond. Residents are encouraged to be mindful of water usage.
- **Pet Waste and Noise**
 - A resident raised concerns about possible violations of pet restrictions (number of dogs, waste, noise).
 - It was recommended that the resident first talk to the neighbor.
 - Rebekah W will send out a general reminder email regarding pet waste and being considerate of neighbors.
 - It was clarified that noise complaints should be directed to Animal Control or the City of Grand Junction.

Budget

Rebekah W opened discussion for the Budget.

- Julie presented the proposed budget for the upcoming year, explaining the need for increased dues to cover rising costs.
- The proposed increase is approximately from 499/500 to 540/545.
- An amount of \$9000 in landscaping was ~~insured~~ into the budget. *Approved*
 - An explanation for the increase in landscaping costs was provided. The increase is due to the amount of weeds that need ~~replaced~~, as well as bushes that have died. *Removed*
- There were some discussions regarding a potential warranty on the pump.
- It was discussed to put manure to fertilize the landscaping.
- It was stated that if the pump needs to be completely replaced, that it would cost \$60,000.
- The reserve balance was inquired about.
 - Board to review and discuss starting a separate reserve account
- It was noted that the revenue comes in Q1.

Discussion/2025 Budget Review

In accordance with the Declaration, Art. V. Section 5.2 (b), Unless at that meeting a majority of all Owners reject the budget, the budget is ratified, whether or not a quorum is present.

Motion to approve the budget for 2026 as drafted.

First: Paul McCahon

Second: Jacqueline Anderson

YAY: 6 In -House; 2- Zoom; 2-Proxy

2 members on zoom did not vote

Budget is approved.

Elections: Board is a 1-year term; 3 Board Members.

Due to quorum not being met: To the current board, if they choose to remain on the board will remain on the board as appointed directors. Chain of command appointments.

Entire Board will stay on the Board as Appointee's.

Motion: Self Nominations from Julie Adams, Jacqueline Anderson, and Jeff Cox.

Seconded: Paul McCahon

None Opposed

Appointed for Member Large (Non-voting Member): Marvin Lein

1 Year term

Motion: Julie Adams

Second: Jacqueline Anderson

None opposed

Adjournment

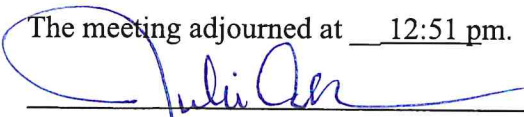
With no further discussion, Rebekah W asked for a motion to adjourn the meeting at 12:51 pm

Motion: Julie Adams

Second: Jacqueline Anderson

None opposed

The meeting adjourned at 12:51 pm.



Signature

10/8/26

Date