

2025 ANNUAL MEETING MINUTES

Wellington III Owners Association, Inc.

March 10, 2025, 4:00PM || 640 Belford Avenue Grand Junction, CO 81501

In Attendance

HOA Management: Mark Shoberg (referred to herein as Mark S) and Cayce Haren

Members attended in person: Carl Feghali, John Colosimo, Dr. Marshall Steel (4 units)
Heather Killian (for the Allergy & Asthma Center 2 units on zoom and with a proxy)

*** since she attended zoom, and a proxy was submitted only the zoom votes were counted towards quorum

With eight units represented it was announced that Quorum was achieved

The meeting was called to Order by Mark S. at 4:00 PM

Approval of the Previous Years Minutes

Motion: Carl Feghali

Second: Dr. John Colosimo

Motion passed, None opposed

Old/New Business

Mark S opened the discussion for old and new business

- Discussion on the fact that things were going smoothly and things are in good shape
- Discussion on the elevator
 - Elevator, has now been fixed and everything has been replaced at this point.
 - Board expressed concerns about the limited resources available in their area and how high the cost is.
 - Hope that the worst of the elevator issues are over.
- Discussion on trees
 - considered replanting shade trees that are not affected by pests and diseases
 - considered planting native trees
 - Mark S will reach out to an arborist for a recommendation on 2 trees that are low maintenance for the board to review.
 - It was noted that HOA is sprayed for elm seeds during the growing season
- Discussion on cleaning companies

Budget

Mark S. opened the discussion for the 2025 budget.

- It was noted that there were no outlier expenses foreseen.
 - If any comes up, they are typically with an HVAC system or the elevator.
- It was noted that there was a significant increase in taxes.

Motion: Carl Feghali

Second: John Colosimo

Motion passed. None Opposed.

Elections

Sharol Hernandez team was up this year.

Sharol Hernandez

Motion: John Colosimo

Second: Carl Feghali

Motion passed. None Opposed.

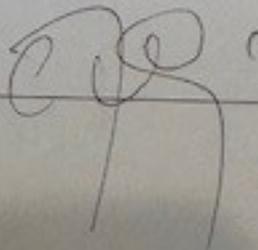
Sharol Hernandez was re-elected to the board for a 3-year term from 2025-2028.

Adjournment

With no further business, meeting adjourned at 4:16PM

None Opposed.

Signature



Date

March 26, 2026