

2025 ANNUAL MEETING MINUTES

The Estates Homeowners Association, Inc.

September 11, 2025 @ 3:30PM. – Zoom

In Attendance	Proxy	Management
Larry and Sally Bullard	0 proxies received	
Jake and Jennie Aubert		Mary Gotchey
Cassandra Murray		Cayce Haren
Mike and Melinda Welling		
Robert Ieans		
Deann Baker		
Dennis Edson Tiger Trust		

Cayce Haren of HOAServices Called the Meeting to order at 3:35 PM

Cayce H. Confirmed that quorum was established with 7 properties represented as quorum is set at 20% (3proxies) when there is no HOA Dues increase, per CCIOA, 38-33.3-309.

Introductions

Cayce Haren introduced herself as being with HOAServices.

All members present introduced themselves.

Approval of Minutes

Cayce H requested a motion to approve the 2024 minutes:

Motion: Larry Bullard

Second: Jake Aubert

Approved unanimously by Members present.

Discussion on Old and New Business

- **Irrigation Report (Larry Bullard) Please see attached for full report:**
 - The HOA has 39 shares of water (4.6 gallons per minute per share), allotting about 180 gallons per minute.
 - On hot days, they pump around 220 gallons per minute.
 - Staggered watering times were requested due to pump limitations.
 - Water shares are not an issue.
- **Pump House Maintenance:**
 - The pump house will undergo maintenance, including repainting and fascia replacement, to be completed by the end of September.
- **Landscaping:**

- The landscaping contractor is attentive, and there are no current complaints.
- Dry spots in common areas are being addressed.
- The community will be sprayed for Japanese beetles next year at no charge.
- Thompson Landscaping does mowing, trimming, blowing, variation, fertilizing, weed killers, everything, including up and down the highway and does extra things. The contract is 13,320 total for the year 2025.

Budget

Cayce H opened discussion on the proposed 2026 Budget.

- Larry Bullard noted additional costs for sprinkler head maintenance due to his stepping down.
 - Cost is \$80 per person per hour to change the sprinkler head.
- Discussion on the need to maintain a reserve balance
 - Discussed how there could be a potential \$25,000 expense if a break in the irrigation line under the roadway.
- The current reserve is \$17,590.73, with an additional \$3,000 planned contribution for 2026

Cayce H. asked for a motion to approve the 2026 budget

Motion: Jake Aubert

Second: Larry Bullard

Approved unanimously by Members present.

Elections

Cayce H. announced that three board members are needed to serve on the board.

It was noted that Larry Bullard is stepping down but offered to stay on to help through the end of irrigation season, and train anyone as needed.

- Jake Aubert
 - Self-nomination
 - 2nd: Melinda Welling
 - None opposed
 - Jake is elected back to the board
- Melinda Welling
 - 1st motion: Jake Aubert
 - 2nd motion: Robert Ieans
 - None Opposed
 - Melinda is elected to the board
- Cassandra Murray
 - 1st motion: Jake Aubert
 - 2nd motion: Larry Bullard
 - None opposed
 - Cassandra is elected to the board to serve as treasure

Adjournment

- Discussed new neighbors moving into a recently sold house.
- Update on a new house being built and the communication with the owners.
 - It was noted that has been some issues that the ACC committee is addressing with the owner/builders
- HOA Services was thanked for their assistance and expertise, particularly regarding law changes.
- New board members were encouraged to reach out to HOA Services for guidance.
- Larry Bullard was thanked for his service to the community.

The 2025 Annual Meeting was adjourned at approximately 4:07 p.m.



On Behalf of the Board

Signature

9/24/26

Date

Headgate Report

Thursday, September 11, 2025

	OWNER	USER	RENTED	ORDEROUT
50112	Estates HOA, Inc C/O HOA Services 607 South 7th St Gr Jct, CO 81501	Larry Bullard 640-5048	No	HL061 39
50491	Michael J & Cassandra M Murray 720 Estates Blvd Gr Jct, CO 81505		No	HL061 3
53033	Western Slope Center For Children A Non-Profit Corporation 2350 G Road Grand Junction, CO 81505		No	HL061 2
			Total:	44

One GVIC share is 4.6 gallons flow per minute. This is not a storage right, meaning the water right does not accumulate and store up when not being used. It is a direct flow right, meaning that 4.6 gallons per minute can be drawn at any particular time to be put to beneficial use.

39 shares x 4.6 gallons per minute = 179.4 gallons per minute.

We often draw at 220 gallons actual flow. Real time, not per minute! That is why the pumps shut down as they cannot keep up with the demand. The pond has drawn down about 40% in volume at times. At 50% we are authorized to shut the system down till it recharges.

This is the reason I have asked for staggered watering times by voluntary compliance.

To date we have consumed 3,144,295 Gallons of water. We have ample water shares. Our delivery system is being taxed at times by demand.