

2025 ANNUAL MEETING MINUTES

Valley Meadows East HOA

Wednesday November 5th, 2025, 3:30pm – 640 Belford Ave Grand Jct. CO 81501

The meeting was called to order by Annie Shoberg from HOA Services Inc at 3:30pm.

In Attendance

Edwin Staats
Jon Rand
Mac and June Rush
Ron Velarde
Andrew Barela
Alex and Micaela Gaytan
Dan and Lorrie Tarsky
Steven Vardiman
Eric (Rick) Fowler
Andrew Culp (Zoom)

Proxies

13 proxies
received.

Management

Annie Shoberg HOA
Manager
Cayce Haren HOA
Assistant Manager

With 13 proxies received and owners from 9 units represented; quorum was achieved.

Introductions

Annie Shoberg introduced herself as being with HOAServices

Cayce Haren introduced herself as being with HOAServices

The Board introduced themselves:

Alex Gaytan HOA Vice President

Lorrie Tarsky HOA Secretary

Approval of 2024 Minutes

First motion: Lorrie Tarsky

Second motion: Alex Gaytan

None opposed.

2024 minutes were approved

Review of Previous Year's Business

- **Fence Issue:** The fence issue discussed last year was taken care of, with the main repairs and maintenance budget allocated to it.
 - **Corporate Transparency Act:** This was noted as a non-issue as it had not been enforced.
 - **Reserve Funds:** Discussions from last year included rebuilding reserve funds and addressing irrigation repairs.
 - **Lateral Channel Maintenance:** The board discussed responsibilities for maintaining the lateral channel and the possibility of renting heavy equipment for trench work every other year.
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Old or New Business

Annie S Opened the discussion on old and new business

- **Volunteer Needs:** A significant need for volunteers was highlighted, particularly for the canal cleanup, which occurs in spring and summer. It was noted that this responsibility often falls on a few individuals, despite 30 households in the HOA.
- **Irrigation Cleanup:** The annual irrigation cleanup was identified as the biggest job requiring volunteers. John Rand volunteered to assist with irrigation if he is in town and if contact is made.
 - **Committee Suggestion:** A suggestion was made to form a committee to organize sign-ups for clean-ups, especially with new families moving into the neighborhood.
- **Social Events:** There was discussion about holding more social events to foster community contact and participation, referencing past successful breakfast events that eventually saw reduced turnout.
- **Support from HOA Services:** HOA Services will email and send newsletters when content is created by the board.

Budget

Annie S Opened the discussion on the proposed 2026 budget

- **Proposed Dues Increase:** A 10% dues increase was proposed, raising annual dues from \$457 to \$503.12, starting January 1st of next year.
- **Voting Process:** Members could vote in the negative by raising their hand or requesting a ballot. Each household had one vote, including those voting by proxy.
- **Budget Items Discussed:**
 - **Electricity:** A question was raised about an electricity budget item for the farmhouse, which showed a significant reduction. It was clarified that some bills for the current year (2025) might still be pending, and actual savings would be clearer at year-end.
 - **Capital Reserves:** Emphasis was placed on contributing to capital reserves to cover major expenses like pump breakdowns, avoiding special assessments. The association was noted to be close to the Colorado governing board's recommendation of allocating 10% of annual income to capital reserves.
 - **Solar Panels:** A suggestion was made to consider solar panels for the pumphouse

Motion to approve the budget for 2026 as drafted.

First: Mac Rush

Second: Ron Velarde

Opposed. 6 Proxys

Budget is approved.

Dues Increase to \$503.12 Per Year Due Jan 1st

Elections: Due to the lack of quorum for a formal election, the new board members would be appointed by the current board, with community suggestions considered.

Lorrie Tarsky was willing and reappointed herself to the board to Secretary-Treasurer. For a 1-year term (Seconded by Alex Gaytan)

The following owners requested nominations/volunteered to serve on the board: Andrew Barela, Amy Mays, Jason Mays, Victoria Vanest, Daniel Tarsky, Andrew Culp, and Eric (Rick) Fowler

Nominations: Andrew Barela (President)

2025-2026 Year term

Motion: Lorrie Tarsky

Second: Daniel Tarsky

Lorrie Tarsky Appointed Andrew Barela to the board

Nominations: Daniel Tarsky and Andrew Culp (Co-Vice-Président)

2025-2026 Year term

Motion: Lorrie Tarsky

Second: Mac Rush

Lorrie Tarsky Appointed Andrew Culp and Daniel Tarsky to the board.

Nominations: Eric (Rick) Fowler Board Member

2025-2026 Year term

Motion: Lorrie Tarsky

Second: Daniel Tarsky

Lorrie Tarsky Appointed Eric (Rick) Fowler to the board

The board noted that t Victoria Vanest may be appointed at a later time to the position of Treasurer

After the meeting it was noted that Andrew Culp is not listed as an owner in the association but is the son of an owner. Due to this Andrew cannot serve in the director's position but can serve as a non-voting officer.

Lorrie Tarsky appointed Andrew Culp as a non-voting officer for a 1-year term.

Adjournment

With no further business to discuss, Annie Shoberg asked for a motion to adjourn the meeting at 3:59pm.

None opposed.

The meeting adjourned at 3:59pm.

Signature

Date