

2025 ANNUAL MEETING MINUTES

WEDGEWOOD PARK HOA

September 30, 2025; Virtual Meeting via Zoom

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

In Attendance	Proxies	Management
Scott Porter		Mark Shoberg HOA
Justin Davis		Manager
Glenda Cotton Loriner		Rebekah Webb HOA
Kierstan Morse	<u>7</u> proxies	Agent
Jessica Chalfant	received.	
Penny McKelvie		
Cindy & Robert Weller		
Kelly Deutsch		
Laura Hayes		
Sally Carmon		

With 7 proxies received and owners from 17 units represented; quorum was not achieved. Quorum requirement: 10% of ownership (18 units).

Introductions

Mark Shoberg introduced himself as the HOA Manager

Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Justin Davis, HOA President

Community member introductions.

Approval of 2024 Minutes

First motion: Penny McKelvie

Second motion: Kelly Deutsch

None opposed.

2024 minutes were approved and signed by Mark Shoberg HOA Services Inc. on behalf of the Wedgewood Board.

Old or New Business

RV Parking & Common Area Concerns

- Ongoing issues with RVs parked in common areas, including suspected unauthorized occupancy.
- Law enforcement involved, no local towing company available for RV removal.
- Plan: Use a contractor to move RVs to the street, then notify police.
- Area will be gated and maintained to prevent future misuse.

b. Suggestions for Repurposing RV Lot

- **Community Garden Proposal:** Not feasible due to lack of irrigation and high infrastructure costs (estimated \$100,000+).
- **Dog Park Proposal:** Supported by multiple owners. Low-cost option involving minimal upgrades (gate, signage).
 - Action Item: HOA Services to obtain a bid for converting the area into a dog park.
 - Additional suggestions: Picnic area and playground (not feasible in RV lot but possible in other parks).
 - Rules for dog park to be drafted and posted.

c. Neighborhood Safety

- Reports of transient activity and drug-related incidents.
- Owners encouraged to use Mesa County non-emergency line (970-242-6707).
- HOA Services continues to coordinate with law enforcement.

Budget

Budget Discussion & Approval

- No dues increase for 2026.
 - Monthly payment plans are available with no late fees if paid in full by December 31.
 - Budget includes:
 - State-mandated insurance (implemented in 2024)
 - Irrigation headgate fees
 - Tax filings (now up to date)
 - Park maintenance and safety improvements
 - Motion to approve: Justin Davis
 - Second: Penny McKelvey
 - Two proxy votes opposed; no other objections.
Outcome: Budget ratified per Colorado Revised Statutes.
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Discussion/2026 Budget Review

Motion to approve the budget of \$150.00 Annually Due January 1st, for 2026 as drafted.

First: Justin Davis

Second: Penny McKelvie

Opposed.

Budget is approved. Dues shall be \$150.00 annually; Due January, 1st, 2026.

One board seat remains open; interested owners may contact HOA Services.

Elections:

2024-2025 Board Members:

President- *Justin Davis (2024-2026)*

Nominations for the 2026 Elections:

Name: Jessica Chalfant (Appointed)

2026-2028 Year term (2 years)

Motion:

Second:

None opposed.

Owner Contact Information

- Reminder: Colorado House Bill 251043 requires owners to provide updated phone and email contact information.
- Owners asked to email HOA Services at **contact@HOAServicesCO.com** or call **970-812-3192**.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:20pm.

Motion: Justin Davis

None opposed.

Owners thanked for their participation.

The meeting adjourned at 4:20pm.

Signature

Date