

2026 ANNUAL MEETING MINUTES

Wellington III Owners Association, Inc.

March 17, 2026, 4:00PM || 640 Belford Avenue Grand Junction, CO 81501

In Attendance

HOA Management: Cayce Haren and Rebekah Webb

Members attended in person: John Colosimo

Proxies Received: one

With two units represented it was announced that Quorum was Not achieved

The meeting was called to Order by Rebekah W. At 4:00 PM

Approval of the Previous Years Minutes

Motion: John Colosimo

Motion passed, None opposed

HOAServices to send to board to sign

Old/New Business

Rebekah W. opened the discussion for old and new business

- Discussion on the new cleaning company
 - Elite Cleaning has been engaged as the new cleaning company; they began service approximately two weeks prior to the meeting (this was their second weekend of service).
 - Communication binder ("communication log" / three-ring binder) will be left in each suite for Elite Cleaning notes (missing items, work not completed, holiday schedules, etc.). Office unit occupants will use it to exchange notes.
 - Supplies and ordering:
 - It was noted that some suites supply their own consumables (toilet paper, paper towels); other supplies may be managed by Elite Cleaning through a supply account.
 - Management is working to set up an account (supplier in Grand Junction referenced) so Elite Cleaning can order standard supplies for the property.

Budget

Rebekah W. opened the discussion for the 2026 budget.

- It was noted that the budget is ratified by the Board and automatically approved at the Annual Meeting whether quorum is achieved unless a majority of owners reject it.
- Budget was presented and discussed.
 - Property taxes have increased significantly; the transcript confirms a corrective figure of \$8,000 (noted as part of the dues/costs).
 - Janitorial supplies line may be in flux until Elite Cleaning's supplier account is active.
 - No major changes to cleaning contract pricing were reported; it appears consistent with previous management's contract.

Motion: John Colosimo

Motion passed. None Opposed.

Elections

Dr. Carl Feghali and Dr. Marshall Steel's teams were up this year.

Since quorum was not met and the board was not present, Dr. Carl Feghali and Dr. Marshall Steel will be contacted to see if they are willing to serve another 3-year term on the board. If they are willing, Sharol Hernandez can appoint them back to the board.

Adjournment

With no further business, meeting adjourned at 4:14PM

None Opposed.

Signature

Date