

2026 YEAR ANNUAL MEETING MINUTES

WP: Windsor Park HOA

April 20th, 2026 @ Fruita Community Center

The meeting was called to order by from HOA Services Inc at 6:00 PM.

In Attendance

Cory Tomps
Gage Hagerman
Hayden Janssen
Janille Hudson
Linda Fine
Kristin and Ryan Moore
Sunshine Duggins
Treva Millard
Brandon & Morgan Ruffner
Anthony (Tony) & Sheryl Merkel

Proxies

6 proxies
received.

Management

Rebekah Webb HOA
Agent

With 10 proxies received and owners from 6 units represented; quorum was achieved.

Introductions

Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Cory Tomps, HOA President

Gage Hagerman, HOA Vice-President

Hayden Janssen, HOA Secretary

Community member introductions.

Approval of 2025 Minutes

First motion: Tony (Anthony) Merkle

Second motion: Ryan Bradford/Kristine Moore

None opposed.

2025 minutes were approved and signed by: Hayden Janssen on 5/6/2026

Old or New Business

- **Board & Management Overview**
 - The Board provided an overview of the past year, acknowledging operational challenges and outlining ongoing efforts to improve the community.
 - Key points discussed included:
 - Continued focus on improving overall community appearance and maintenance standards
 - Increased responsiveness to homeowner concerns and communication efforts
 - Recognition of rising costs across all service areas, including landscaping, irrigation, and general maintenance
 - Efforts to balance maintaining affordability while addressing necessary repairs and long-term obligations
 - The Board emphasized its commitment to transparency and encouraged homeowner involvement and feedback.

- **Maintenance & Operations Updates**
 - Landscaping & Irrigation
 - The Board and management provided an in-depth update regarding landscaping and irrigation systems.
 - Topics discussed:
 - The irrigation system is aging and experiencing increasing maintenance issues
 - Frequent repairs are required, including broken lines, clogged or failing filters, and system inefficiencies
 - Irrigation scheduling will remain similar to previous years, though adjustments may be needed depending on conditions
 - Rising water costs and conservation concerns were highlighted

- **Future considerations:**
 - Potential transition toward xeriscaping or reduced turf areas to decrease water usage and maintenance costs
 - Evaluation of irrigation system upgrades or phased replacement planning
 - Common Area Maintenance
 - Fence repairs were completed and budgeted at approximately \$1,000
 - Mulch application and general landscape refresh projects were completed during the current year
 - Routine maintenance continues, with an emphasis on improving visual consistency throughout the neighborhood

- **Infrastructure Concerns**
 - Significant discussion centered around long-term infrastructure needs:
 - The irrigation system is estimated at approximately 20 years old and approaching end-of-life
 - Major system components, such as pumps, may require replacement, with estimated costs potentially reaching \$150,000
 - Other community assets (fencing, concrete, and common structures) will also require repair or replacement over time

The Board emphasized the importance of long-range planning to address these anticipated expenses.

- **Community Discussion**
 - **An open forum was held for homeowner questions and comments.**
 - **Key themes included:**
 - **General support from homeowners for necessary dues increases, provided improvements are visible and measurable**
 - **Concerns regarding current landscaping quality and consistency**
 - **Interest in alternative landscaping approaches to reduce water usage and costs**
 - **Questions about how reserve funds are being allocated and future planning strategies**
 - **Emphasis on the importance of clear, ongoing communication from the Board**

The Board acknowledged all feedback and committed to continued transparency.

- **ACC & Board Items**
 - **Discussion took place regarding the Architectural Control Committee (ACC).**
 - **Current need for additional ACC members was identified**
 - **Ryan announced resignation from ACC responsibilities**
 - **The Board encouraged homeowner participation in committee roles to support community governance**

***The importance of maintaining architectural standards and consistent enforcement was emphasized. ***

Budget

- **Financial & Budget Discussion**
 - **A detailed financial overview was presented and discussed with the membership.**
 - **Financial Status**
 - **Estimated reserve balance: Approximately \$17,000–\$18,000**
 - **Reserve study: Previously initiated; additional updates and long-term planning discussions are ongoing**
- **Key Financial Considerations**
 - **The Board discussed several factors impacting the Association’s financial condition:**
 - **Disregard of the Reserve Account balance by the previous Board**
 - **Failure of the previous Board to adequately collect Dues from delinquent Members/take appropriate actions to ensure timely payment**
 - **Aging infrastructure requiring repair and eventual replacement, including:**
 - **Irrigation system**
 - **Fencing**
 - **Concrete surfaces and pathways**
 - **General common area structures**
 - **Continued increases in vendor costs, materials, and labor**
 - **Importance of strengthening reserve funding to avoid large future financial burdens**

The Board noted that insufficient reserves may result in the need for special assessments if major failures occur unexpectedly.

- **Budget Discussion**
 - **Discussion included the need to gradually increase funding to adequately address both routine maintenance and long-term capital improvements. Homeowners were informed of the importance of proactive planning versus reactive spending.**

- **Budget Approval**
 - **Motion to approve the proposed budget: Tony (Anthony) Merkle**
 - **Second: Linda Fine**
 - **Discussion: General support with recognition of financial needs**
 - **Vote: Approved 13 Yes and 5 No**

The budget was adopted as presented.

Discussion/2026 Budget Review

Motion to approve the budget for 2026 as drafted.

First: Tony (Anthony) Merkle

Second: Linda Fine

Budget is approved. Dues shall be \$165.00; July 1st 2026

Elections:

No Elections this year 2026. There will be a Board election for 2027.

2026 Board Members (Specific Positions TBD by the board):

Cory Tomps, HOA President, 2025-2028

Gage Hagerman, HOA Vice-President, 2025-2028

Hayden Janssen, HOA Secretary, 2024-2027

Adjournment

With no further business to discuss, Rebekah HOAServices, asked for a motion to adjourn the meeting at 7:42 pm.

None opposed.

Signature

Date