

2025 ANNUAL MEETING MINUTES

Woodridge Subdivision HOA

January 7, 2026, at 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)

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

In Attendance	Proxies	Management
Kevin and Edwardine Bowes		Cayce Haren
Roxie Denning		Assistant Manager
Kathy Den		
Cyndi Edmunds		Rebekah Webb HOA
Patti Larsen		Agent
Sandra Graham	Six proxies	
Steve Roemer	received.	
Joyce Paul		
Michael Day		
Stephen Legler		
Eric Freeman & Jennifer Stauffer		
Michael Whiting		

With six proxies received, and owners from twelve units represented, a quorum was achieved.

Introductions

Rebekah Webb introduced herself as being with HOA Services.

Cayce Haren introduced herself as being with HOA Services.

The Board introduced themselves:

Mike Day, HOA President

Steve Roemer, Board Member

Joyce Paul, Secretary

Mike Whiting, Vice-President

Eric Freeman, Treasure

Approval of 2025 Minutes

There was a motion to approve the 2025 minutes as written.

First motion: Kathy Den

Second motion: Joyce Paul

None opposed.

2025 minutes were approved and signed by Mike Day.

Old or New Business

Board

A. Condition of Driveways

- **Discussion:** The condition of driveways was raised as the first agenda item. It was noted that approximately 8-9 driveways were in "flawless" condition, while around twenty others had varying conditions described as "less than flawless."
- **Origin of Issue:** A new homeowner, Patty Larson (Unit 744), initiated the discussion due to her experience with driveway replacement at her previous residence.
- **HOA Stance & Homeowner Input:** The board has been checking driveways and is seeking guidance from homeowners on what standard should be applied for repairs. A key question was whether driveway appearance constitutes an "appearance issue" similar to peeling house paint, which is enforced.
- **Cost & Standard:** The significant cost difference between painting and driveway replacement was highlighted. Homeowner experiences with "bad batches of cement" and the impact of salts/chemicals were discussed. The idea of a subjective vs. percentage-based standard for replacement was brought up.
- **Group Discount:** The possibility of a group discount for multiple driveway replacements was mentioned but not guaranteed.
- **Bylaws & Enforcement:** It was noted that bylaws do not explicitly address driveways but do cover "general appearance." The board confirmed they could not enforce driveway issues unless they became part of the bylaws or significantly impacted general appearance.
- **Multi-Family Buildings:** The specific challenge of roof replacements in triplex and duplex buildings (built 2007-2008, estimated 10 years until replacement needed) was discussed, emphasizing the need for neighbors to cooperate. The same principle applies to driveways in multi-family units, with discussions around slab repairs, drainage, leaf stains, and oil leaks from parked cars.
- **Support & Communication:** HOA Services offered to provide vendor information for repairs. It was proposed that the board send out information reiterating appearance standards for visible items like driveways, roofs, and painting. It was clarified that the HOA walks the property each spring to identify issues and sends letters. Homeowner responsibilities are also available online.

B. Appendix A Regulations Update

- **Parking Rules:**
 - The previous rule prohibiting street parking between 11 PM and 7 AM was updated to reflect the actual signage, which states 11 PM to 6 AM. This change was implemented to align with existing signs rather than replacing them.
 - **Enforcement:** It was clarified that parking on city-owned streets falls under city code enforcement (Grand Junction). The HOA can send violation letters but cannot issue direct fines for parking on city streets.
 - **State Law Changes:** Recent state law changes require a 60-day notice for violations, sent via certified mail (cost billed to homeowner). Fines can only be imposed after this period, with potential fines of \$25 per month or \$10 per day up to \$500. A violation, once resolved, resets to Day 1 if it recurs.
- **Front Yard Trees:** The policy regarding HOA responsibility for "front yard trees" was clarified as having changed last year; homeowners are now responsible for their own trees.

- **Ash Tree Discussion:** Concerns were raised about ash trees and the ash borer infestation. Recommendations for tree services (Peaceful Valley, T4/Save a Tree) were shared. The expense of replacing affected trees was highlighted.
- **Specific Vendor:** Bill from BN Trees was recommended for tree removal and planting.

2026 Budget

Budget Approval

- **Review:** The proposed budget for 2026 was distributed to homeowners a month prior and was available at the meeting.
- **Financial Status:** The HOA has a balanced budget.
- **Dues:** There will be no dues increases for 2026. However, it is anticipated that there is a "very good chance" of a dues increase next year (2027) for either the mandatory dues or the voluntary lot maintenance fees.
- **Office Mailing Costs:** An increase in office mailing costs (from \$290 to \$450) was questioned. It was explained that this is due to mandatory packet mailings required by law, and increased printing and paper costs.
- **Paperless Option:** Homeowners were encouraged to contact HOA Services to go paperless to help save costs.
- **Online Data:** Actual year-to-date spending for 2024 and 2025 will be posted on the website.

D. Insurance

- **Policy Change:** The HOA's insurance policy was changed in November 2024, resulting in a decrease in premiums.
- **Canceled Coverage:** Previously, the HOA had property insurance (e.g., for a pump house, valued at \$30,000 with a \$5,000 deductible), which was canceled as it was deemed unnecessary given the low value and high deductible.
- **Current Coverage:** The current insurance primarily covers "errors and omissions" for the board of directors, protecting them in case of decisions made in good faith that later prove problematic.
- **Cost:** The HOA believes they have one of the "cheapest HOA insurance" policies.

E. Management Company Fees

- **Fee Increase:** The management company's (HOA Services) fees increased for 2026 to \$4,400.
- **Comparison:** Despite the increase, the HOA was informed they remain the "cheapest HOA" for their services.
- **Future:** Due to rising costs, it is anticipated that homeowner dues may increase in 2027.

Motion to approve the budget for 2026 as drafted.

First: Roxie Denning

Second: Cyndi Edmunds

None opposed.

The budget was approved.

Elections

Michael Whiting expressed his willingness to be re-elected to the board for another 3-year term.

- **Appreciation:** Attendees praised Michael Whiting contributions, particularly his role as liaison with Bookcliff Gardens.

Michael Whiting

First motion: Self Nomination

Second motion: Kathy Den

None opposed

Adjournment

- **Security Concerns:** Homeowner Sandra Graham (Unit 747) reported a vehicle break-in on December 2nd or third, where items were taken from an unlocked car. The discussion emphasized the importance of neighbors looking out for each other and locking vehicles.
- **Outdoor Lighting/Street Lights:**
 - **Homeowner Request:** A homeowner discussed issues with solar lights being run over by landscapers and inquired about optimal placement.
 - **Previous Consensus:** It was noted that at last year's annual meeting, the consensus was against HOA-imposed light regulations, as many residents did not want board control over lighting or lights shining in windows.
 - **Christmas Lights Notice:** HOA Services sent a general reminder on January 10th about Christmas lights needing to be taken down. This notice caused confusion and some anger, as it was a general message and not specifically a new rule for this HOA, which does not have light regulations.
 - **City Involvement:** A past instance of residents pooling funds for a light bill was mentioned. The suggestion was made to contact the city to explore options for installing new streetlights.
 - **Online Information:** It was reiterated that much of the information regarding homeowner responsibilities and HOA guidelines is available online.

With no further business to discuss, Rebekah Webb. asked for a motion to adjourn the meeting at 4:26pm.

None opposed.

The meeting was adjourned at 4:26pm.

Signature

Date