

STARGATE HOMEOWNERS ASSOCIATION
NOTICE OF ANNUAL OWNERS MEETING
Monday, November 18th, 2019
6:00 pm (MST)
Cimarron Creek Sales Office
901 6530 Rd.
Montrose, CO 81401

The Stargate Homeowners Association Board of Directors has adopted the enclosed operating budget for the 2020 fiscal year for presentation to all Owners at the Annual Owners Meeting scheduled above.

The preliminary Budget for the Stargate Homeowners Association is based on current needs and does not take any assumptions into consideration. The budget must be sufficient to meet the needs that are presently the responsibility of the Association.

If you will NOT be able to attend the meeting, we ask that you please return the enclosed proxy designation no later than Friday, November 15th, 2019 via US mail, email, or fax to the Management Company. This will ensure we have a quorum for the meeting.

Regards,
Mountain Mansion Management

Stargate Homeowners Association
C/O Mountain Mansion Management
P.O. Box 828, Ridgway, CO 81432
Phone/Fax 970-626-4314
Email - mountainmansionmgmt@frontier.net

YOUR PROXY IS VERY IMPORTANT. PLEASE BE RESPONSIBLE AND TAKE THE TIME TO SEND IT TO THE MANAGEMENT COMPANY. YOUR PROXY WILL HELP TO ENSURE A QUORUM IS PRESENT AT THE ANNUAL MEETING.

**STARGATE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MONDAY, NOVEMBER 18, 2019 at 6:00 pm**

Proxy Designation

A general proxy allows a proxy holder to vote however he or she sees fit on any matter that may be undertaken at a specific homeowner association's annual meeting. If you are unable to attend the meeting in person, you may give a general proxy to any other person to vote on your behalf.

The undersigned Member of the Stargate Homeowners Association, Inc., a non-profit Colorado Corporation, hereby appoints the undersigned person with the power of substitution to vote on behalf of the Member at the Annual Meeting of the Stargate Homeowners Association to be held on Monday, November 18, 2019 at 6:00 pm.

You may designate a current Board member to vote on your behalf, have the management company representative vote in accordance with a majority of the Board on your behalf, or designate any other person of your choosing who will be present at the meeting to vote on your behalf.

If you are unable to attend, please **CHOOSE ONE PERSON** below to serve as your proxy:

_____ HOA Board Member, Pete Neumann

_____ HOA Board Member, Marsha Parker

_____ HOA Board Member, Dakota Cole

_____ Mountain Mansion Management Representative

_____ Other (print name of Proxy Holder) _____

This authorization includes the right to vote on behalf of the undersigned on the foregoing matters proposed in the Notice of the Meeting and Agenda. This authorization of proxy shall be effective immediately, and shall continue in effect until terminated by a written notice or adjournment of the Annual Meeting on November 18, 2019.

Homeowner (please print name) _____

Address/Lot in Stargate Homeowners Association _____

Signature of Member _____

Date _____

Please have Proxy Holder bring this proxy to the annual meeting or return by November 15, 2019 to:

**Stargate Homeowners Association
C/O Mountain Mansion Management
P.O. Box 828
Ridgway, CO 81432
Phone/Fax: 970-626-4314
Email: mountainmansionmgmt@frontier.net**

STARGATE HOMEOWNERS ASSOCIATION

Annual Meeting

Monday, November 18th, 2019 at 6:00 pm

AGENDA

1. Call to Order
2. Introduction of the Board of Directors and Management Company
3. Proof of Meeting Notice
4. Approval of Minutes from the 2018 Annual Meeting
5. Approval of Minutes from the May 22, 2019 Special Member's Meeting
6. 2019 Financials to Date
7. Presentation of 2020 Budget
8. Old Business
9. New Business
 - Community Work Day
10. Member's Comments
11. Nominations/Election of Board of Directors
12. Adjournment

Unapproved – To be approved as the next Member's meeting

STARGATE HOA

ANNUAL MEMBER'S MEETING

Thursday, August 23, 2018 – 3:00 pm

Leadership Circle Offices at 1521 Oxbow Drive #210

Call to Order

The meeting was called to order by Pete Neumann at 3:09 pm.

Welcoming Remarks/Sing in/Proxies/Determination of Quorum

Pete Neumann was present from Stargate LLC, representing 29 lots and one proxy, therefore constituting a quorum with more than 20% of owners represented. Sylvia Pennings was present representing Mountain Mansion Management.

Introduction of the Board of Directors and Mountain Mansion Management

There were no additional owners present.

Proof of Notice

The notice of meeting was mailed to the last known mailing address of each owner.

Purpose of the Meeting

The purpose of the meeting was to ratify a budget and elect a Board of Directors.

Presentation of July – December 2018 Budget / Invoicing

The budget presented in the meeting package was automatically ratified and invoicing would go out to collect dues from July 1, 2018 – December 31, 2018.

New Business

The need to clean out the pond in order to create proper drainage was discussed and this is something that Pete Neumann will look into.

Nominations and Election of Board of Directors

Pete Neumann is assigned to the Board of Directors by the Declarant. Marsha Parker volunteered to run for the Board prior to the meeting. Pete Neumann and Marsha Parker will serve as the Board of Directors until the next Member's meeting.

Adjournment

There being no further business, Pete adjourned the meeting at 3:13 pm.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management.

Unapproved – To be approved as the next Member's meeting

STARGATE HOA

SPECIAL MEMBERS MEETING

Wednesday, May 22, 2019 – 11:00 am

Leadership Circle Offices at 1521 Oxbow Drive #210

Call to Order /Determination of Quorum

The meeting was called to order by Marsha Parker at 11:05 am.

With five properties represented in person and fourteen by proxy, a quorum was deemed present.

Nominations and the Election of one Board of Director

The purpose of the meeting was to elect another homeowner to the Board of Directors. Marsha Parker nominated Dakota Cole and Kat Pollock seconded the motion. The motion passed unanimously.

Homeowner Comments

There was discussion about the Architectural Standards and Guidelines. These are currently being revised and a final copy of the revision will be distributed to all homeowners shortly. Homeowners had specific questions about what would and would not be allowed.

Homeowners brought up noxious weeds on vacant lots and a letter has gone out to all vacant lot owners notifying them that they are responsible for maintaining their lots.

A concern regarding theft in the neighborhood was brought up and all homeowner are encouraged to report any criminal activity to the Montrose Police Department.

Adjournment

There being no further business, the meeting adjourned at 11:46 am.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management.

Stargate HOA Budget vs. Actual January 1 - October 22, 2019 2020 Budget

	<u>Jan - Oct 22, 2019</u>	<u>2019 Budget</u>	<u>Over/Under</u>	<u>2020 Budget</u>
Ordinary Income/Expense				
Income				
Annual Assessment	4,200.00	4,200.00	0.00	5,460.00
42 Lots at \$130/lot				
Total Income	<u>4,200.00</u>	<u>4,200.00</u>	<u>0.00</u>	<u>5,460.00</u>
Gross Profit	4,200.00	4,200.00	0.00	5,460.00
Expense				
ADMIN				
Annual Filings - SOS / DORA	130.00	130.00	0.00	130.00
Association Management Fees	1,683.00	2,300.00	-617.00	2,784.00
Insurance Expense	456.00	500.00	-44.00	475.00
Legal Fees	0.00	100.00	-100.00	100.00
Office Supplies	195.71	150.00	45.71	236.00
Tax Prep	235.00	50.00	185.00	235.00
Website	250.00			300.00
Total ADMIN	<u>2,949.71</u>	<u>3,230.00</u>	<u>-280.29</u>	<u>4,260.00</u>
COMMON AREAS				
Landscaping and Groundskeeping				
Misc Clean Up	0.00	170.00	-170.00	500.00
Weed Maintenance	120.00	500.00	-380.00	500.00
Total Landscaping and Groundskeeping	<u>120.00</u>	<u>670.00</u>	<u>-550.00</u>	<u>1,000.00</u>
Prairie Dog Treatment	0.50			
Snow Removal	0.00	300.00	-300.00	200.00
Total COMMON AREAS	<u>120.50</u>	<u>970.00</u>	<u>-849.50</u>	<u>1,200.00</u>
Total Expense	<u>3,070.21</u>	<u>4,200.00</u>	<u>-1,129.79</u>	<u>5,460.00</u>
Net Ordinary Income	1,129.79	0.00	1,129.79	0.00
Other Income/Expense				
Other Income				
Interest Income	5.72			
Total Other Income	<u>5.72</u>			
Net Other Income	<u>5.72</u>			
Net Income	<u><u>1,135.51</u></u>	<u><u>0.00</u></u>	<u><u>1,135.51</u></u>	<u><u>0.00</u></u>

Stargate HOA
Balance Sheet
As of October 22, 2019

	<u>Oct 22, 2019</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account - 0323	1,910.37
Total Checking/Savings	<u>1,910.37</u>
Accounts Receivable	
Accounts Receivable	32.00
Total Accounts Receivable	<u>32.00</u>
Total Current Assets	<u>1,942.37</u>
TOTAL ASSETS	<u><u>1,942.37</u></u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	806.86
Net Income	1,135.51
Total Equity	<u>1,942.37</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,942.37</u></u>