

1/14/2021

Dakota Cole  
1720 Galaxy Dr

Dear Homeowners of Stargate,

This last year has proven to be a strange year for everyone. The HOA did not seem to be exempt from the 2020 dumpster fire. As most of you are aware from my previous email on November 2nd, our previous management company Mountain Mansion Management (MMM) resigned and left the board with many loose ends. First, I want to give everyone a little background on how the HOA was formed and why we were doing business with MMM in the first place. In 2007 our community was established by Barbara Vance, a developer at the time. After several years, the developer filed for bankruptcy, and Matt Miles of Leadership Circle picked up the community in 2018 to further complete the development of Stargate. It was in 2018, when Leadership Circle established the homeowner's association for Stargate. Many of the documents used to govern the Stargate community were all established at that time. Pete Neumann was the first appointed president for the Stargate HOA, and he served at the declarant control on behalf of Leadership Circle. Our governing documents were written so that the declarant control would maintain the board position until Leadership Circle owned 25% or fewer lots in Stargate. With that said, in 2018, Leadership Circle contracted with MMMM to manage, maintain and enforce the covenants and guidelines in Stargate.

Since the community was still somewhat underdeveloped, a deal was made between the Leadership Circle, and MMM to subsidize the HOA dues heavily. In contrast, the community was still being developed, and a plan was made to raise the dues over time gradually. In 2020, MMM was sold and acquired by two individuals who had chosen to terminate the services contract with Stargate. That decision was outside of the board's control but then forced the board to look for a new management company. To make matters more interesting, Leadership Circle never funded the HOAs reserve fund.

There are many reasons any HOA needs a management company. First, there are many compliance measures in place by CCIOA in Colorado requiring HOAs to file documents with agencies and remain compliant. Second, a management company provides insulation of liability to the board and policy enforcement. Third, they provide overall cost savings by delivering services in bulk. An example of this would be with weed mitigation, and the management company serves multiple communities in our area. The weed mitigation contractor will provide a discounted rate to the management company to have a full day(s) worth of work divvied up between multiple communities. If we purchased these services directly, we would not see any cost-sharing. Fourth, the management company manages the books and billing. Fifth, enforce guidelines and covenants, work with builders and act as triage between the board and builders and the ACC and builders or homeowners. There are many more benefits we would be happy to

discuss. The board comprises three volunteers. It is unreasonable to expect three volunteers to shoulder the knowledge and load to manage all these things.

Coldwell Banker Prime Properties out of Grand Junction to assume the Stargate management company's role. They are well established, responsive, and have the most value for the services they provide. When Stargate HOA was with MMM, the rates were heavily subsidized, which means the rates that MMM was charging us were reduced. Now that we had to go to the open market to find a new management company, we found rates are higher. Unfortunately, this will require the HOA dues to increase sharply this year rather than steadily rising over the coming years as intended. We understand this can be hard to swallow. That is why we want to take every measure necessary to ease the burden on homeowners. We will allow the dues in 2021 to be split into two payments. The first payment will be due by March 1<sup>st</sup>, 2021, and the second payment by September 1<sup>st</sup>, 2021. We have eliminated any cushion in the budget to soften this change on the homeowners. Enclosed in this packet, you will find the new HOA dues and annual meeting notice. We hope you plan to attend. We also encourage homeowner engagement. We have two seats open on the architectural control committee and one for re-election, and three seats will be up for re-election on the Stargate Board. Nominations will take place from the floor during the annual meeting.

We will make ourselves available for questions during the annual meeting. If you have any questions in the meantime, we are happy to answer them. Please send an email to [questions@stargatesubdivision.com](mailto:questions@stargatesubdivision.com), and we will respond as soon as possible.

Sincerely,

Dakota Cole

Stargate HOA Board President

STARGATE SUBDIVISION

NOTICE OF ANNUAL MEETING OF MEMBERS

TO THE MEMBERS OF THE STARGATE HOA: This shall serve as formal notice of the Annual Meeting of the Members of the STARGATE SUBDIVISION.

To be held at 5:30 PM Mountain Time, Thursday February 11th, 2021 via Tele Conference.

**STARGATE SUBDIVISION Annual Meeting**

<https://zoom.us/j/97734609000> Click this link if you plan on joining on your computer with video.

**Meeting ID: 977 3460 9000**

Here is a link with information on how to join on a computer. <https://support.zoom.us/hc/en-us/articles/201362193-How-Do-I-Join-A-Meeting->

**Dial by your location; Choose the number that is closest to you geographically. You will need to enter the meeting ID number listed below.**

1. On your phone, dial the [teleconferencing](#) number provided in your invite.
2. Enter the meeting ID number when prompted using your Dialpad. **Note:** If you have already joined the meeting via computer, you will have the option to enter your 2-digit participant ID to be associated with your computer. If you have not joined on your computer, simply press # again when prompted to enter in your participant ID.

**+1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston)**

**+1 669 900 6833 US (San Jose) +1 301 715 8592 US (Washington D.C)**

**+1 312 626 6799 US (Chicago) +1 929 205 6099 US (New York)**

**Meeting ID: 977 3460 9000**

**Please attend in via Teleconference or send in your Proxy form so that the members of the STARGATE SUBDIVISION can properly conduct their business. Thank you!**

Attached is a Directed Proxy form with space for comments if you are unable to attend either in person. There will be important budget and organizational matter deliberated at this meeting. Please attend if at all possible or send in your proxy. If you have any questions, please feel free to contact us at:  
Coldwell Bank Commercial- Prime Properties

131 North 6<sup>th</sup> Street Suite 330, Grand Junction, CO. 81501 970-243-7375

Barrett Miller [bmiller@cbcprimeproperties.com](mailto:bmiller@cbcprimeproperties.com) or [hoa@cbcprimeproperties.com](mailto:hoa@cbcprimeproperties.com)

DIRECTED PROXY

KNOW ALL MEN/WOMEN BY THESE PRESENTS, that the undersigned does hereby constitute and appoint \_\_\_\_\_ (the "Proxy") to act on behalf of \_\_\_\_\_ at the Annual Meeting of STARGATE SUBDIVISION (the "Association") To be held at 5:30 PM Mountain Time, Thursday February 11th, 2021 via Tele Conference.

The Proxy shall have full authority to vote upon any and all matters that may be presented at the Meeting, as fully and with the same effect as if the undersigned had been present at the Meeting, except \_\_\_\_\_ and the undersigned hereby ratifies and confirms all that the Proxy may cause to be done by virtue of this instrument.

This Directed Proxy is irrevocable except by actual revocation notice by the undersigned to the Secretary of the Association or to the officer presiding over the Meeting. Unless sooner terminated, this Directed Proxy shall terminate automatically upon the final adjournment of the Meeting.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned has executed this Directed Proxy effective as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

Address/Lot# \_\_\_\_\_

Authorized Representative \_\_\_\_\_

Please Return This Form By:

**5:00 P.M. MT Wednesday, February 10th, 2021**

Coldwell Bank Commercial- Prime Properties

131 North 6<sup>th</sup> Street Suite 330, Grand Junction, CO. 81501 970-243-7375

Barrett Miller [bmiller@cbcprimeproperties.com](mailto:bmiller@cbcprimeproperties.com) or [hoa@cbcprimeproperties.com](mailto:hoa@cbcprimeproperties.com)

**STARGATE SUBDIVISION**  
**A COLORADO NONPROFIT CORPORATION**  
**AGENDA FOR ANNUAL MEETING OF MEMBERS**

**Thursday February 11<sup>th</sup>, 2021**  
**5:30 PM Mountain Time, via Teleconference.**

Order of Business:

- (a) Roll call;
- (b) Determination of quorum 20% Required;
- (c) Proof of notice of meeting. No less than 10 days but no more than 50 days;
- (d) Discussion and approval of minutes of prior Annual Meeting Minutes, 11-18-2019;
- (e) Reports of Officers;
- (f) Approval of Proposed 2021 Budget and Review of 2020 Budget;
- (g) Election of Directors;
- (h) Old Business;
- (i) New Business;
  - 1. Call for owners to join the ACC.
- (j) Adjournment of Meeting;

**You can find the HOA web site at <https://stargatesubdivision.com/>**

**Here you can access all HOA governing DOCS, insurance policies, complaint forms, financials, meeting minutes, and newsletters. Please check here for updates and current information for the HOA. Please reach out to the HOA management company and update your contact information if you are not sure what they have on file for you.**

**Unapproved – To be approved as the next Member’s meeting**

**STARGATE HOA**

**ANNUAL MEMBER’S MEETING**

Monday, November 18, 2019 – 6:00 pm

Cimarron Creek Sales Office – 901 6530 Road

**Call to Order**

The meeting was called to order by Pete Neumann at 6:05 pm.

A quorum was determined with 29 lots represented in person (Pete Neumann with Leadership Circle represented their 13 lots, Mike Bussing with Cypress Homes represented their 6 lots, and Selvin Sandoval with Soda Investments represented their 3 lots, in addition to multiple homeowners) and two proxies. 20% of all owners represents a quorum.

**Introduction of the Board of Directors and Mountain Mansion Management**

The Board members introduced themselves – Pete Neumann with Leadership Circle representing the Declarant, Dakota Cole, and Marsha Parker. Sylvia Pennings was present with Mountain Mansion Management.

**Proof of Notice**

The notice of meeting was mailed to the last known mailing address of each owner and posted on the website.

**Purpose of the Meeting**

The purpose of the meeting was to ratify the 2020 Budget, elect a Board of Directors, and address homeowner concerns.

**Approval of Minutes from the 2018 Annual Meeting**

The meeting minutes from the 2018 Annual Meeting were included in the meeting package mailed out to all homeowners. Dakota Cole made a motion to accept the meeting minutes as presented and Pete Neumann seconded the motion. The motion passed unanimously.

**Approval of Minutes from the May 22, 2019 Special Member’s Meeting**

The meeting minutes from the May 22, 2019 Special Member’s Meeting were included in the meeting package mailed out to all homeowners. Pete Neumann made a motion to accept the meeting minutes as presented and Dakota Cole seconded the motion. The motion passed unanimously.

**2019 Financials to Date**

Sylvia Pennings presented the 2019 financials to date. Office Supplies and Tax Prep were slightly over budget, but all other line items came in at or under budget. Pete Neumann made a motion to accept the financials as presented. Mike Bussing seconded the motion and the motion passed unanimously.

**Presentation of the 2020 Budget**

Sylvia Pennings presented the 2020 Budget that the Board approved at their October 10, 2019 meeting. Dues will increase to \$130 per lot per year. This additional money will go toward improving the common areas of the Association. Pete Neumann made a motion to ratify the 2020 Budget and Dakota Cole seconded the motion. The motion passed unanimously.

**Old Business**

None.

**New Business***Community Work Day*

The Board would like implement an annual Community Work Day to help improve the common areas of the Association while keeping dues down. The homeowners present were in favor of this idea. Potentially the third Saturday in April would be a good time for this to take place.

**Member's Comments**

The main concern from the homeowners present centered around improving the common areas. A suggestion was made to turn the pond area into something decorative. Since the pond serves a functional purpose, this cannot be done.

**Nominations and Election of Board of Directors**

Pete Neumann is assigned to the Board of Directors by the Declarant. Marsha Parker and Dakota Cole were both willing to serve another year on the Board. Aleja nominated herself to run as well. Ballots were distributed and counted by homeowners not running for the Board. Dakota Cole and Marsha Parker were elected to serve as Board members for another year.

**Adjournment**

There being no further business, Pete Neumann motioned to adjourn and Dakota Cole seconded. The meeting adjourned at 6:59 pm.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management.

**Stargate HOA  
Proposed 2021 Budget**

	Jan - Dec 20 Auctuals	Approved 2020 Budget	Proposed 2021 Budget
Ordinary Income/Expense			
Income			
Annual Assessment	5,460.00	5,460.00	8655.20 216.37*44
Interest Income	5.81		
Reserve Contribution			865.22 10% of Budgeted Income
Total Income	5,465.81	5,460.00	9520.42
Gross Profit	5,465.81	5,460.00	9520.42
Expense			
ADMIN			
Annual Filings - SOS / DORA	0.00	130.00	130.00 SOS, DORA Filing Fees
Association Management Fees	2,385.00	2,784.00	5950.00 450*12+550 Start up Costs
Insurance Expense	456.00	475.00	475.20
Legal Fees	0.00	100.00	100.00
Office Supplies	33.78	236.00	250.00 Postage
Tax Prep	235.00	235.00	125.00
Website	300.00	300.00	25.00
Total ADMIN	3,409.78	4,260.00	7055.20
Common Area Improvements	272.06		
COMMON AREAS			
Landscaping and Groundskeeping			
Misc Clean Up	0.00	500.00	500.00
Weed Maintenance	248.00	500.00	900.00
Total Landscaping and Groundskeeping	248.00	1,000.00	1400.00
Snow Removal	0.00	200.00	200.00
Total COMMON AREAS	248.00	1,200.00	1600.00
Reserve Contribution			865.22
Total Expense	3,929.84	5,460.00	9520.42
Net Ordinary Income	1,535.97	0.00	0.00
Net Income	1,535.97	0.00	0.00

**Stargate HOA**  
**Balance Sheet**  
As of December 31, 2020

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	<u>Dec 31, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Operating Account - 0323	3,140.83
<b>Total Checking/Savings</b>	<u>3,140.83</u>
Accounts Receivable	
Accounts Receivable	-10.00
<b>Total Accounts Receivable</b>	<u>-10.00</u>
<b>Total Current Assets</b>	<u>3,130.83</u>
<b>TOTAL ASSETS</b>	<u><b>3,130.83</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	224.00
<b>Total Accounts Payable</b>	<u>224.00</u>
<b>Total Current Liabilities</b>	<u>224.00</u>
<b>Total Liabilities</b>	224.00
<b>Equity</b>	
Unrestricted Net Assets	1,370.86
Net Income	1,535.97
<b>Total Equity</b>	<u>2,906.83</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>3,130.83</b></u>

**STARGATE SUBDIVISION**  
**A COLORADO NONPROFIT CORPORATION**  
**AGENDA FOR BOARD OF DIRECTORS MEETING**

**Thursday February 11<sup>th</sup>, 2021**

**To be held immediately following annual HOA meeting, via Teleconference.**

**STARGATE SUBDIVISION Board of Directors Meeting**

<https://zoom.us/j/97734609000> Click this link if you plan on joining on your computer with video.

**Meeting ID: 977 3460 9000**

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**Meeting ID: 977 3460 9000**

**Order of Business:**

- (a) Roll call;
- (b) Determination of quorum;
- (c) Discussion and approval of minutes of prior BOD Minutes, 01-18-21;
- (d) Determination of positions for board of Directors;
- (e) Old Business;
- (f) New Business;
  - 1. Set Next BOD meeting date;
- (g) Adjournment of Meeting;