

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 6:00 PM Mountain Time, Thursday November 4th, 2021, via ZOOM.

Topic: Stargate HOA Annual Meeting

Time: Nov 4, 2021, 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/81899420479>

Meeting ID: 818 9942 0479

One tap mobile +16699006833,81899420479# US (San Jose) +12532158782,81899420479# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Meeting ID: 818 9942 0479

**Please attend via zoom 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 6:00 PM Mountain Time, Thursday November 4th, 2021 via ZOOM.

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, November 3rd, 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**

**To be held at 6:00 PM Mountain Time, Thursday November 4th, 2021, via ZOOM.**

Order of Business:

- (a) Roll call;
- (b) Determination of quorum 20% Required, 9 lots required to meet quorum;
- (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, 02-11-2021;
- (e) Reports of Officers;
- (f) Approval of Proposed 2022 Budget and Review of 2021 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://stargatehoa.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.**

**STARGATE SUBDIVISION**  
**A COLORADO NONPROFIT CORPORATION**  
**MINUTES 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; Meeting was officially called to order at 5:40pm. Claude and Maurine Cook 1731 Moonlight via Proxy to Paul Forbes, Dakota Cole 1720 Galaxy Drive, Helen Pemberton 1712 Galaxy Drive, Paul Forbes 1812 Moonlight Drive, Marsha Parker 1710 Galaxy Drive, Merlinda Lemus 1723 Galaxy Drive, Ray Thomas 1808 Moonlight Drive, Madeline Orr 1709 Moonlight Drive, and Kelly Rogers 1713 Moonlight Drive. Barrett Miller from Coldwell Banker on as a non-owner.
- (b) Determination of quorum 20% Required; 9 lots/owners required to meet quorum. 8 owners on the call and 1 proxy received, quorum was met with 9 owners/lots in attendance.
- (c) Proof of notice of meeting. No less than 10 days but no more than 50 days; Proof of notice was met, all owners were sent the notice via mail, e-mail, and posted to the HOA website on 01-21-2021. Motion made by to accept meeting minutes as presented made by Paul Forbes, seconded by Dakota Cole, and approved by all owners in attendance. Motion passes.
- (d) Discussion and approval of minutes of prior Annual Meeting Minutes, 11-18-2019; Draft meeting minutes from the last annual meeting held 11-18-2019 were presented, no updates or edits. Motion made by Dakota Cole to adopt the meeting minutes as presented, seconded by Marsha Parker, all in favor were in favor, motion passes.
- (e) Reports of Officers; President Dakota Cole presented what the board did in 2020: There was a detailed letter sent out with the annual meeting packet drafted by Dakota, see attached. Dakota highlighted the needed changed in the association manager. The line item in the HOA budget for management had to be increased to make this change. The community day was held and was successful. The HOA board plans on holding another one this year, date TBD.
- (f) Approval of Proposed 2021 Budget and Review of 2020 Budget; The 2020 budget was presented and reviewed line item by line item, there was a Net income of \$1535.97 for 2020. The 2021 budget was presented line item by line item, the board has decided to split the HOA dues/charges in half for dues dates to help owners pay; 3-1 the first half of dues are due, 9-1 the second half are due if split in half. Owners can pay the full amount at any point in time if they like. Dues have been increased to \$216.37 per lot/owner on this budget. Helen Pemberton asked about snow removal within the community. Dakota

explained what section the HOA is responsible for snow removal. The line item for this is to be used for supplies and snow removal. There were also questions raised about the weed removal. Dakota shared the areas that will be treated. Barrett Miller also spoke and detailed the services currently being provided as the HOA management company. He also highlighted how owners are now presented to every new owner at closing by the title company per a new law. Paul Forbes made a motion to pass the 2021 as presented, this was seconded by Merlinda Lemus and all-in favor approved, motion passes.

- (g) Election of Directors; It was asked if any owners were interested in joining the HOA board, there were no new interested parties. The existing board was nominated as a slate; Dakota Cole, Marsha Parker, and Paul Forbes. The slate all agreed to continue serving, motion was made by Helen Pemberton, seconded by Merlinda Lemus, and all-in attendance were in favor, motion passes. There will be a BOD meeting immediately following the annual meeting to set BOD positions and set the date for the next BOD meeting.
- (h) Old Business; None at this point in time. Helen Pemberton volunteered to keep maintaining the roses at the entrance of the HOA. Marsha added if any supplies were needed to let the BOD know so they could be purchased for her.
- (i) New Business; It was suggested that a new owner cheat sheet/letter be developed to share with all new homeowners on all the ins and outs/rules of the neighborhood. Marsha Parker volunteered to oversee and develop this. Once completed it will be posted to the HOA website and sent out to new owners. Helen Pemberton also volunteered to help with this effort.
  - 1. Call for owners to join the ACC: After discussion about ACC requirements owners Helen Pemberton, Jodi Lane, and Rick Warner proxy for owner Ray Thomas all volunteered to head the ACC board. Dakota Cole made a motion to accept all volunteers, Marsha Parker seconded, and all-in attendance were in favor, motion passes.
  - 2. Dakota provided residences with updates with Elevate and the timelines for installation.
- (J) Adjournment of Meeting; Motion to adjourn made by Dakota Cole seconded by Merlinda Lemus at 6:36pm, all in attendance were in favor. Motion passes.

## Proposed 2022 Budget

Stargate HOA (stargate)

		PTD Actual 2021	Adopted 2021	Proposed 2022 Budget	
<b>4010-0000</b>	<b>INCOME</b>				
5615-0000	Prepaid	216.26	0.00	0.00	
5630-0000	HOA Dues	8,950.15	8,665.20	9,492.12	44*215.73, includes 10% reserve contribution at year end
5630-0200	Reserve Assessment	0.00	865*	0.00	To be Moved over to reserves at year end
5655-0000	Violation Fines	150.00	0.00	0.00	
5720-0000	Interest on Bank Accounts	4.73	0.00	0.00	
5800-0000	Late Fee	450.00	0.00	0.00	
5890-0000	TOTAL OTHER INCOME	454.73	0.00	0.00	
<b>5990-0000</b>	<b>TOTAL INCOME</b>	<b>9,771.14</b>	<b>8,655.20</b>	<b>9492.12</b>	
<b>6000-0000</b>	<b>EXPENSES</b>				
6100-0000	OPERATING EXPENSES				
6275-0000	Landscape Maintenance Contract	0.00	1,400.00	0.00	
6295-0000	Tree Maintenance	600.00	0.00	0.00	
6320-0000	Insurance	456.00	0.00	0.00	
6600-0400	Landscaping	340.00	0.00	900.00	Weed Mitigation and Landscaping
6600-0915	Job Materials	38.69	0.00	0.00	
6600-1100	Snow Removal	0.00	200.00	200.00	
6600-8888	AP HOA Dues	19.66	0.00	0.00	
6610-0700	Website	24.79	0.00	100.00	
	Dog Waste Stations			800.00	
<b>6630-0000</b>	<b>INSURANCE</b>				
6630-0100	Insurance - General Liability	0.00	475.20	475.09	
6630-9999	TOTAL INSURANCE	0.00	475.20	0.00	
6699-9999	TOTAL RECOVERABLE EXPENSES	0.00	475.20	0.00	
6990-0000	TOTAL OPERATING EXPENSES	1,479.14	2,075.20	2,475.09	
7000-0000	GENERAL AND ADMINISTRATIVE EXPENSE				
7405-0000	General Administrative	0.00	25.00	0.00	
7600-0000	Postage and Printing	159.20	250.00	250.00	
7605-0000	Management Fees	5,234.90	5,950.00	5,400.00	450*12
7610-0000	Legal and Accounting	240.00	100.00	100.00	
7620-0000	Taxes and Licenses	173.00	255.00	175.00	DORA, SOS, and Taxes
	Reserve Contribution			1,092.03	
7790-0000	TOTAL GENERAL AND ADMINISTRATIVE EXPENSE	5,807.10	6,580.00	7,017.03	
<b>8990-0000</b>	<b>TOTAL EXPENSES</b>	<b>7,286.24</b>	<b>8,655.20</b>	<b>9,492.12</b>	
<b>9090-0000</b>	<b>NET INCOME</b>	<b>2484.9*</b>	<b>0.00</b>	<b>0.00</b>	

# Balance Sheet

As Of Month: October 2021

Books: Cash

Property: Stargate HOA(stargate)

**October 2021**

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Stargate HOA	5,626
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## **LIABILITIES AND CAPITAL**

### CAPITAL

Initial Capital	3,141
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Retained Earnings	2,485
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TOTAL CAPITAL	5,626
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<b>TOTAL LIABILITIES AND CAPITAL</b>	<b>5,626</b>
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**STARGATE SUBDIVISION**  
**A COLORADO NONPROFIT CORPORATION**  
**AGENDA FOR MEETING OF BOARD MEMBERS**  
**To be held immediately following Annual HOA meeting,**  
**Via ZOOM**

Order of Business:

- (a) Roll call;
- (b) Determination of quorum;
- (c) Determination of positions for board of Directors;
- (d) Old Business;
- (e) New Business;
  - 1. Set Next BOD meeting date;
- (f) Adjournment of Meeting;