

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 December 1, 2022, Coldwell Banker Distinctive Properties, 2023 S. Townsend Ave, Montrose, CO. 81401.

Please attend in person 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 6th Street Suite 300, Grand Junction, CO. 81501 970-243-7375

Barrett Miller bmiller@cbcprimeproperties.com or 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 December 1, 2022, Coldwell Banker Distinctive Properties, 2023 S. Townsend Ave, Montrose, CO. 81401.

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 30th, 2022

Coldwell Bank Commercial- Prime Properties

131 North 6th Street Suite 300, Grand Junction, CO. 81501 970-243-7375

Barrett Miller bmiller@cbcprimeproperties.com or hoa@cbcprimeproperties.com

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

To be held at 5:30 PM Mountain Time, Thursday December 1, 2022, Coldwell Banker Distinctive Properties, 2023 S. Townsend Ave, Montrose, CO. 81401.

Order of Business:

- (a) Roll call;
- (b) Determination of quorum 20% Required, 8 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, 11-04-2021;
- (e) Reports of Officers;
- (f) Approval of Proposed 2023 Budget and Review of 2022 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
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; Meeting was officially called to order at 6:08pm. Claude and Maurine Cook 1731 Moonlight, Dakota Cole 1720 Galaxy Drive, Madeline Hoherd 1709 Moonlight Drive, Paul Forbes 1812 Moonlight Drive, Marsha Parker 1710 Galaxy Drive, Janna Dyer 1732 Galaxy Drive, Diego Mendez 1714 Moonlight Drive, Lauren Jones 1719 Galaxy Drive, and Mary Suarez 1710 Moonlight Drive. Proxy from Floyd Cook 1729 Moonlight Drive to Dakota Cole. Owner Selvin Sandoval joined the meeting at 6:39pm. Barrett Miller from Coldwell Banker on as a non-owner.
- (b) Determination of quorum 20% Required, 9 lots required to meet quorum; 9 owners on the call and 1 proxy received, quorum was met with 11 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 10-20-2021. Motion made by to accept meeting minutes as presented made by Dakota Cole, seconded by Paul Forbes, and approved by all owners in attendance. Motion passes.
- (d) Discussion and approval of minutes of prior Annual Meeting Minutes, 02-11-2021; Draft meeting minutes from the last annual meeting held 02-11-2021 were presented, no updates or edits. Motion made by Dakota Cole to adopt the meeting minutes as presented, seconded by Madeline Hoherd, all in favor were in favor, motion passes.
- (e) Reports of Officers; Dakota Cole highlighted the items that the board has completed in the last year; Removal of the dead trees along the entrance to the HOA, Paul and Dakota installed the pet waste stations in the community, Helen put together the cheat sheet for the ACC applications guideline, Paul has been working with the city to get speed limit signs installed in the community with the increase in use with the development of the Bear Creek HOA, the board is urging all owners to be diligent of cars and speeders, especially those families with children, and Marsha also asked owners to make sure to park in their driveways and garages first before parking in the street to help with visibility and safety in the streets.
- (f) Approval of Proposed 2022 Budget and Review of 2021 Budget; The 2021 budget was presented and reviewed line item by line item, there was a Net income of \$2484.90 for 2021 as of the date of this meeting, the HOA anticipates net income at year end, this includes \$865.00 specifically to be set aside for reserves. At year end the board can make a motion and move all net income over to reserves. The 2022 budget was presented line item by line item, Dues have been approved at \$215.73 per lot/owner on this budget, this

includes a portion set aside as reserves. The 2022 dues invoices will be sent out on January 1st and will be due by the end of the month, 1-31-22. Dakota Cole made a motion to pass the 2022 as presented, this was seconded by Marsha Parker and all-in favor approved, motion passes.

- (g) Election of Directors; A call was made for any interested parties to join the HOA board, there were none. Both Dakota Cole and Paul Forbes offered to serve for another term. Marsha Parker has elected to step down from the HOA board, Dakota thanked her for many years of service to the HOA. Motion to retain Dakota Cole and Paul Forbes made by Marsha Parker, seconded by Lauren Jones, all in attendance were in favor, motion passes. The vacant board seat can be filled later if there are any interested parties.
- (h) Old Business; None at this point in time.
- (i) New Business;
 - 1. Call for owners to join the ACC. After discussion about ACC requirements and specifics Dakota Cole asked for any interested parties, there were no volunteers.
 - 2. Remove Marsha as a signor on the HOA accounts and add Paul. See attached resolution.
 - 3. There was a question asked about rules as it relates to RV storage both on the street and on lots. It was pointed out that the CCR's do not allow storage on the lots/yards, only in garages. RV's can be parked temporally on the streets for no more than 5 days for loading and unloading purposes per city of Montrose rules and regulations. It was asked how owners can change the CCR's. To amend to the CCR's it requires an approval of 67% of the homeowners. This vote has to be done with a vote by mail. A group of homeowners would have to organize and set this up to be presented at a special meeting requiring 20% of the homeowners call for the meeting. It would then be able to move forward with the process to be evaluated.
- (j) Adjournment of Meeting; Motion to adjourn made by Dakota Cole seconded by Paul Forbes at 7:00pm, all in attendance were in favor. Motion passes.

Proposed 2023 Budget

Stargate HOA (stargate)

		Jan-Oct 2022 Auctuals	Approved 2022 Budget	Proposed 2023 Budget	
4010-0000	INCOME				
5630-0000	HOA Dues	8,843.65	9,492.12	9,060.66	42*215.73, includes reserve contribtion at year end
5655-0000	Violation Fines	585.00	0.00	0.00	To be Moved over to reserves at year end
5700-0000	Miscellaneous Income	10.00	0.00	0.00	
5720-0000	Interest on Bank Accounts	6.30	0.00	0.00	
5800-0000	Late Fee	200.00	0.00	0.00	
5801-0000	Interest Late Fee	-177.59	0.00	0.00	
5890-0000	TOTAL OTHER INCOME	38.71	0.00	0.00	
5990-0000	TOTAL INCOME	9,467.36	9,492.12	9060.66	
6000-0000	EXPENSES				
6100-0000	OPERATING EXPENSES				
6285-0000	Grounds Maintenance	0.00	800.00	200.00	
6600-0400	Landscaping	380.00	900.00	400.00	
6600-0915	Job Materials	122.80	0.00	150.00	
6600-1100	Snow Removal	0.00	200.00	200.00	
6610-0700	Internet	108.53	100.00	150.00	
6630-0000	INSURANCE				
6630-0100	Insurance - General Liability	456.00	475.09	500.00	
6630-9999	TOTAL INSURANCE	456.00	475.09	500	
6699-9999	TOTAL RECOVERABLE EXPENSES	456.00	475.09	500	
6990-0000	TOTAL OPERATING EXPENSES	1,067.33	2,475.09	1600	
7000-0000	GENERAL AND ADMINISTRATIVE EXPENSE				
7600-0000	Postage and Printing	158.00	250.00	500.00	
7605-0000	Management Fees	4,560.00	5,400.00	5,400.00	450*12
7610-0000	Legal and Accounting	3,872.50	100.00	587.12	
7620-0000	Taxes and Licenses	164.00	175.00	175.00	DORA, SOS, & Taxes
7700-0000	Miscellaneous Expense (Reserve Contribution)	59.41	1,092.03	798.54	
7790-0000	TOTAL GENERAL AND ADMINISTRATIVE EXPENSE	8,813.91	7,017.03	7,460.66	
8990-0000	TOTAL EXPENSES	9,881.24	9,492.12	9,060.66	
9090-0000	NET INCOME	-413.88	0.00	0.00	

Balance Sheet

As Of Month: November 2022
Books: Accrual
Property: Stargate HOA(stargate)

November 2022

Stargate HOA		2,936
ASSETS		
ACCOUNTS RECEIVABLE		
Accounts Receivable		1,290
TOTAL ACCOUNTS RECEIVABLE		1,290
TOTAL ASSETS		1,290
LIABILITIES AND CAPITAL		
LIABILITIES		
SHORT-TERM LIABILITIES		
Prepaid Rent		224
TOTAL SHORT-TERM LIABILITIES		224
TOTAL LIABILITIES		224
CAPITAL		
Initial Capital		3,141
Retained Earnings		862
TOTAL CAPITAL		4,002
TOTAL LIABILITIES AND CAPITAL		4,226

STARGATE SUBDIVISION
A COLORADO NONPROFIT CORPORATION
AGENDA FOR MEETING OF BOARD MEMBERS

**To be held at immediately following annual meeting, Thursday December 1, 2022, Coldwell Banker
Distinctive Properties, 2023 S. Townsend Ave, Montrose, CO. 81401.**

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;