

STARGATE SUBDIVISION
A COLORADO NONPROFIT CORPORATION
MINUTES 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; Meeting was officially called to order at 5:32pm. Lauren Mitchell, Patrick Ashmore, Kelli Rogers, Jeff and Kat Pollock, Troy Johnston, Paul Forbes, Marsha Parker, and Lauren Mitchell. Proxies- Claude and Maurine Cook to Paul Forbes, William Brown to Paul Forbes, Christine Becker Trust to Paul Forbes, and Raymond Thomas to Paul Forbes. Barrett Miller from Coldwell Banker on as a non-owner.
- (b) Determination of quorum 20% Required, 8 lots required to meet quorum; 8 owners in person and 4 proxies received, quorum was met with 12 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 11-08-2022. Motion made to accept that meeting notice was met made by Kelli Rogers, seconded by Kat Pollock, and approved by all owners in attendance. Motion passes.
- (d) Discussion and approval of minutes of prior Annual Meeting Minutes, 11-04-2021; Draft meeting minutes from the last annual meeting held 11-04-2022 were presented, no updates or edits. Motion made by Marsha Parker to adopt the meeting minutes as presented, seconded by Lauren Mitchell, all in favor were in favor, motion passes.
- (e) Reports of Officers; Paul Forbes highlighted the items that the board has completed in the last year; Paul was able to get some 20mph signs installed in the community with the help of the city. The HOA had the city do more patrols in the neighborhood with the increase in use with the development of the Bear Creek HOA and speeders. The HOA board wants to reach out the President/HOA Board of the Bear Creek HOA and ask them to be good neighbors and slow down, pick up after their dogs, and be safe. Nails and screws on the roads due to the construction of new houses has been bad, the HOA board will also attempt to reach out and see if a cleanup can be done. There was a sting of car break ins throughout the HOA last year, video footage was turned over and help lead to an arrest. This is a reminder, to keep your eyes open and report and suspicious activity to the police. Paul looked into a neighborhood watch program after that, but the program is not active at this point in time. Many owners have cameras, and this has helped overall. The Stargate HOA conducted a community garage sale this summer with 6 families participating, organized by the board with the help of Helen and Mike Pemberton. We have plans to repeat it in 2023. It was also asked about maintenance along the canals; this is up to the

ditch riders to maintain. The board will find the ditch riders contact and see about reaching out and getting this cleaned up. The HOA had some significant legal costs this past year due to an issue with lots 26 & 27. The governing DOCS were never updated when the latest developer took over the HOA and started building. The legal DOCS left several lots out of the HOA plat. Two lots were not billed or included in the HOA dues in past years. The HOA was served paperwork from this owner. The HOA challenged this and led to legal costs. They attempted to work with this owner and reach a compromise. They were unable to reach a compromise and upon advice from the council, decided to drop the charges and not charge the owner of the lots moving forward. They are not charged dues, but have no voting power or say within the HOA. This issue is resolved. The HOA had to use reserves to pay the extra costs as it was not budgeted for, roughly \$3,800. Paul reached out to many different concrete vendors to try and get a concrete pad poured to add a bench in the common area park without any success. He will continue to work on this and see about getting it installed.

- (f) Approval of Proposed 2023 Budget and Review of 2022 Budget; The 2022 budget was presented and reviewed line item by line item, there was an expected loss income of \$413.88 for 2022 as of the date of this meeting. This is mainly due to the legal line item for 2022. There will be no funds left at the end of the year to make a reserves transfer. It is expected that the HOA will be further in the hole by the actual year end. The HOA has \$1,290 in unpaid outstanding dues. The board will work with Coldwell to follow up on the collection of the amounts. The 2023 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 2023 dues invoices will be sent out on January 1st and will be due by the beginning of the month of March, 3-01-23. The HOA will work with any homeowners that reach out and ask for a payment plan as needed. Paul Forbes made a motion to pass the 2023 budget 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. Marsha Parker, Lauren Mitchell, and Paul Forbes offered to serve for another term if there were no new interested parties. Patrick Ashmore said he would come to the next board meeting and see at that point in time if he would be interested in joining the board. Motion to retain Marsha Parker, Lauren Jones, and Paul Forbes made by Marsha Parker, seconded by Lauren Jones, all in attendance were in favor, motion passes.
- (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 Paul Forbes asked for any interested parties, there were no volunteers.
 - 2. Remove Dakota Cole as a signor on the HOA accounts and add Lauren Mitchell.
 - 3. Discussion on House Bill 1137 and the impacts to the HOA. New policies will be signed to become compliant with the updated rules, to be done at the next BOD meeting.
- (j) Adjournment of Meeting; Motion to adjourn made by Lauren Mitchell seconded by Paul Forbes at 6:59pm, all in attendance were in favor. Motion passes.