

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, Tuesday December 16, 2025, 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 matters 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 6:00 PM Mountain Time, Tuesday December 16, 2025, 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 Monday December 15th, 2025

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 6:00 PM Mountain Time, Tuesday December 16, 2025, 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, 01-21-2025;
- (e) Reports of Officers;
- (f) Approval of Proposed 2026 Budget and Review of 2025 Budget;
- (g) Election of Directors;
- (h) Old Business;
 - 1. Water Shares Update/Discussion
- (i) New Business;
 - 1. Call for owners to join the ACC.
 - 2. New Owner Introductions
 - 3. Open Floor Issues/Discussion
- (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

**Held at 6:00 PM Mountain Time, Tuesday January 21, 2025, Coldwell Banker Distinctive Properties,
2023 S. Townsend Ave, Montrose, CO. 81401.**

Order of Business:

- (a) Roll call; Meeting was called to order at 6:11 pm. Owners in attendance; Paul Forbes 1812 Moonlight Drive, Mary Hodson 1816 Moonlight Drive, Marsha Parker 1710 Galaxy Drive, Pat Ashmore 1812 Galaxy Drive and Lauren Mitchell 1719 Galaxy Drive; (Total of 8 5 in person, 3 by proxy). Non owners in attendance; Barrett Miller with Coldwell Banker.
- (b) Determination of quorum 20% Required, 8 lots required to meet quorum; Quorum was established with a total of 8 lots represented.
- (c) Proof of notice of meeting. No less than 10 days but no more than 50 days; Notice of meeting was mailed via USPS, emailed and posted to the HOA Website on December 23, 2024. All notice requirements under the bylaws were met. A motion to accept the proof of notice was made, seconded, and passed unanimously.
- (d) Discussion and approval of minutes of prior Annual Meeting Minutes, 11-30-2023; Copies of last year's minutes were provided. Members were asked for corrections, and none were raised. A motion to approve the 2023 Annual Meeting Minutes as presented was made, seconded, and approved unanimously.
- (e) Reports of Officers; Paul provided updates on the following items: CC&Rs & Community Standards; Reminder for homeowners to stay familiar with CC&Rs regarding exterior color approvals, landscaping maintenance, and adherence to the governing documents. Landscaping & weed issues: Significant weed problems throughout the community this year. Barrett sent notices to non-compliant owners. Paul conducts inspections and per Barrett's request, Paul takes timestamped photos for accuracy and documentation integrity. Parking issues; Ongoing problems with residents parking on gravel beside homes, not on the designated concrete areas. Barrett mentioned that enforcement is complicated due to Colorado House Bill 1137, which resets the violation period if a vehicle is moved even a few feet; regardless of what is stated in the CC&R's—making enforcement difficult. The HOA cannot enforce rules on public streets, only on private property; street-parked issues must be reported to the City of Montrose, which was stated to have inconsistent responsiveness. Barrett discussed the violation process, and the importance of the 30 day follow up response period. The next update was on the trash pickup holiday schedule; It was discussed to add reminders via email or mailbox notices. A solution was to utilize the City's "green/blue" recycling calendar to be used for advance reminders. Water shares update; A significant portion of the meeting was dedicated to reviewing the status, value, and future of the Association's water shares.

Earlier in the year, the HOA conducted a vote asking owners whether the Association should release its irrigation water shares. Of the 42 total homes, only 17 owners responded. The results were 13 in favor of releasing the shares and 4 opposed. Although a majority of respondents approved the release, participation fell far short of the 67% total ownership approval required by the Uncompahgre Water User Association. As a result, the measure failed, and the water shares remain owned by the HOA. The HOA currently holds 9.5 irrigation water shares, which is not enough for all homeowners to practically access or benefit from. These shares cannot be sold or transferred, as they are tied to the land. This has caused confusion in past years, including a developer's mistaken belief that shares could be resold and an incorrect listing within the water association's records showing a non-HOA neighbor (1815 Galaxy) as an associated property. Even if the shares were released or used, the community lacks the infrastructure required to distribute irrigation water to individual lots. There are no main lines, taps, or delivery systems in place, and installation would be prohibitively expensive. Cost projections discussed included approximately \$3,500 simply to bore under a road (as seen in another HOA) and an estimated \$10,000–\$15,000 per household to install necessary piping, taps, sprinkler systems, filters, and other irrigation components. Additionally, irrigation systems require ongoing maintenance, including filter cleaning, repair or replacement of sprinkler heads, and seasonal servicing. Despite the limited usefulness of the shares, the HOA must continue paying the annual user fee of approximately \$500, which has been paid in full for the remainder of 2025. Because the water is tied to the land and cannot be divested, the Association must continue to manage and maintain the shares even though they currently provide no practical benefit to individual homeowners. Homeowners discussed several potential next steps. Many agreed that the earlier vote suffered from low participation and unclear understanding of the issue. Suggestions included rerunning the vote with clearer communication, providing additional context in advance, and possibly conducting door-to-door ballot collection to ensure adequate participation. Members also noted that homeowners may be more responsive during the summer months, when irrigation costs are more top-of-mind. Opinions among owners varied: some believe the shares may hold long-term value and should be retained, while others feel they are an unnecessary ongoing expense given the lack of infrastructure and the limited amount of water available.

- (f) Approval of Proposed 2025 Budget and Review of 2024 Budget; 2024 Financial Review: The Board, with Barrett leading the review, examined the Association's financial activity for fiscal year 2024. Actual income for the year totaled \$10,360.17, while total expenses amounted to \$8,007.98, resulting in a healthy net position. The ending bank balance was \$4,133.87, which includes prior net income. Expenses were reviewed category by category, including Insurance, landscaping, website hosting, administrative costs, printing and postage, grounds maintenance, pet-station supplies. Barrett provided detailed explanations of each category and addressed all owner questions. Accounts receivables were strong, with only one owner outstanding on 2024 dues, reflecting a high collection rate compared to similar communities. The net income was projected to end slightly lower after the final management fee, but overall expenses aligned closely with budget expectations. 2025 Proposed Budget: The Board proposed the following for 2025: Annual dues will remain unchanged at \$227.93 per home. Total projected income: \$9,573.06. The landscape budget increased to \$775, funded by reallocating

unused water-share funds due to lack of infrastructure to utilize those shares. All other expense categories remain materially unchanged from 2024. Per Colorado law, the budget is automatically approved unless over 50% of homeowners vote to veto. No vetoes were received, so the 2025 Budget was officially approved.

- (g) Election of Directors; All Board seats were up for election at this meeting. The floor was opened for nominations; no new candidates were presented. All existing Board members agreed to continue their service. The current Board was retained by unanimous consent.
- (h) Old Business; No items of old business were presented.
- (i) New Business;
 1. Call for owners to join the ACC. Architectural Control Committee (ACC) Membership & New Business; The Board issued an open call for volunteers to serve on the Architectural Control Committee (ACC). It was noted that no applications have been received over the past year, largely because the subdivision is fully built out and most construction or shed installations are complete. When ACC submissions are required, the Board has effectively administered the responsibilities itself, as permitted under the governing documents. If no volunteers join, the Board will continue managing ACC duties as-is.
 2. The discussion then shifted to recent state legislation affecting HOAs, including Home-Based Businesses – A law passed in August now prohibits HOAs from banning or restricting home-based businesses. While HOAs can still regulate noise and nuisance issues, they cannot block homeowners from operating businesses inside their homes. HOA rules must align with city zoning, signage, and commercial regulations. Accessory Dwelling Units (ADUs) – HOAs cannot prohibit homeowners from building ADUs, although cities and counties may impose limits based on lot size or building footprint. This change primarily affects Front Range communities but applies statewide. Occupancy Laws – HOAs can no longer restrict the number of people living in a home, with such limits now governed solely by health and safety codes. HOA Enforcement Limitations – Recent legislation, including House Bill 1137, has restricted HOA enforcement authority, particularly regarding fines, collections, and rule enforcement. This law was a response to past abuses and has increased compliance complexity for HOA managers, even though managers are still not required to be licensed. The Board and members discussed the impact of ongoing legislative activity, such as: Potential rewrite of the Colorado Common Interest Ownership Act (CCIOA). Attempts to require reserve studies, which may be unnecessary for communities with limited common areas. Possible manager licensing reinstatement. Members expressed frustration that laws intended for larger Front Range communities are applied uniformly to rural areas with different needs. Barrett emphasized the importance of consistent, fair rule enforcement, thorough documentation, and maintaining positive neighbor relations, despite regulatory challenges. Members also expressed appreciation for the quality and upkeep of the community. Additional topics addressed included: Neighborhood Safety – Referencing a past break-in around Christmas, homeowners have installed security cameras, enhancing surveillance. Minor incidents, such as a malfunctioning

light system, were resolved quickly, and no significant crime has occurred since. Traffic and Speeding – Concerns were raised about excessive speeding throughout the neighborhood. Temporary speed displays have been helpful, but permanent solutions are needed. One board member volunteered to visit the police department in person due to previous unsuccessful phone attempts. A road dip was noted as a minor traffic-calming feature.

3. Water Shares - discussed in detail in (e) Reports of Officers section

- (j) Adjournment of Meeting; Motion to adjourn was made at 7:31pm second, and passed unanimously.

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 HOA Proposed 2026 Budget

Stargate HOA (stargate)

		Jan-Oct 2025 Actuals	Approved 2025 Budget	Proposed 2026 Budget
4010-0000	INCOME			
5630-0000	HOA Dues	9,573.06	9,573.06	9,573.06 42*227.93
5655-0000	Violation Fines	100.00	0.00	0.00
5720-0000	Interest on Bank Accounts	6.96	0.00	0.00
5800-0000	Late Fee	150.00	0.00	0.00
5801-0000	Interest Late Fee	109.56	0.00	0.00
5890-0000	TOTAL OTHER INCOME	266.52	0.00	0
5990-0000	TOTAL INCOME	9,939.58	9,573.06	9,573.06
6000-0000	EXPENSES			
6100-0000	OPERATING EXPENSES			
6275-0000	Landscape Maintenance Contract	0.00	775.00	400.00 Weed Spraying
6320-0000	Insurance	862.67	0.00	1,000.00
6455-0000	Internet	168.50	0.00	175.00
6470-0000	Irrigation Water Shares	0.00	385.90	408.06 Water Shares
6600-0400	Landscaping	438.00	1,107.16	500.00
6600-1100	Snow Removal	0.00	200.00	200.00
6610-0700	Internet	0.00	175.00	0.00 Listed Above
6630-0000	INSURANCE			
6630-0100	Insurance - General Liability	0.00	800.00	0.00 Listed Above
6630-9999	TOTAL INSURANCE	0.00	800.00	0.00
6699-9999	TOTAL RECOVERABLE EXPENSES	0.00	800.00	0.00
6990-0000	TOTAL OPERATING EXPENSES	1,469.17	3,443.06	2683.06
7000-0000	GENERAL AND ADMINISTRATIVE EXPENSE			
7600-0000	Postage and Printing	338.00	400.00	500.00
7605-0000	Management Fees	4,500.00	5,400.00	5,940.00 10% Increase
7620-0000	Taxes and Licenses	194.00	200.00	250.00 DORA, SOS, Taxes
7700-0000	Miscellaneous Expense	179.08	130.00	200.00 Pet Pick Up Bags
7790-0000	TOTAL GENERAL AND ADMINISTRATIVE EXPENSE	5,211.08	6,130.00	6,890.00
8990-0000	TOTAL EXPENSES	6,680.25	9,573.06	9,573.06
9090-0000	NET INCOME	3,259.33	0.00	0.00

Balance Sheet

As Of Month: November 2025
Books: Accrual
Property: Stargate HOA(stargate)

November 2025

Stargate HOA		7,786
ASSETS		
ACCOUNTS RECEIVABLE		
Accounts Receivable		394
TOTAL ACCOUNTS RECEIVABLE		394
TOTAL ASSETS		394
LIABILITIES AND CAPITAL		
LIABILITIES		
SHORT-TERM LIABILITIES		
Prepaid Rent		51
TOTAL SHORT-TERM LIABILITIES		51
TOTAL LIABILITIES		51
CAPITAL		
Initial Capital		3,141
Retained Earnings		4,988
TOTAL CAPITAL		8,129
TOTAL LIABILITIES AND CAPITAL		8,180