TO THE MEMBERS OF STARGATE HOMEOWNERS' ASSOCIATION:

This shall serve as formal notice of the Annual Meeting of the Members of the STARGATE HOMEOWNERS ASSOCIATION.

To be held at 6:00 PM Mountain Time, Thursday December 10, 2026, via Zoom.

STARGATE HOA Annual Meeting

https://us06web.zoom.us/j/86505029195 Click this link if you plan on joining on your computer with video.

Meeting ID: 865 0502 9195

Here is a link with information on how to use 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.

+1 719 359 4580 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US

+1 669 900 6833 US (San Jose) +1 253 205 0468 US +1 564 217 2000 US +1 646 931 3860 US

+1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US

+1 309 205 3325 US +1 312 626 6799 US (Chicago)

Meeting ID: 865 0502 9195

Please attend via Teleconference or in person or send in your Proxy form so that the members of the STARGATE HOA 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

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.

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 December 10, 2026, 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 December 9th, 2026

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, Thursday December 10, 2026, via Zoom.

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, 12-16-2025;

(e) Reports of Officers;

(f) Approval of Proposed 2027 Budget and Review of 2026 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;

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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 December 16, 2025, Coldwell Banker Distinctive Properties, 2023 S. Townsend Ave, Montrose, CO. 81401.

Order of Business:

(a) Roll call; Meeting was called to order at 6:02 pm. Owners in attendance; Paul Forbes 1812 Moonlight Drive, Jeff and Kat Pollock 1705 Moonlight Drive, Crystal Chavez 1711 Galaxy Drive, and Lauren Mitchell 1719 Galaxy Drive; (Total of 8 attendees; 4 in person, 4 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 out of 42 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 November 21st, 2025**.** 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, 01-21-2025; Copies of the prior meeting minutes were provided and reviewed by attendees. No corrections were requested by attendees. A motion was made and seconded to approve the minutes as presented. The motion passed unanimously, and the minutes were officially adopted into record.

(e) Reports of Officers; Paul Forbes primarily provided general updates rather than formal reports. Key concerns included ongoing issues with speeding on neighborhood streets (Galaxy and Moonlight Drive). Efforts to install speed bumps were denied by city/county authorities due to safety concerns and research indicating they may worsen speeding behavior and hinder emergency response. Police presence was requested but remains inconsistent. Additional updates included road construction delays in the surrounding area, particularly on 6600 Road and nearby intersections, with expected timelines extending possibly into the following year. Future detours and infrastructure work were also discussed. The board noted attempts to revive a Neighborhood Watch program but cited lack of resident participation as a barrier. Communication improvements were highlighted, including updates to the HOA email distribution list and continued use of the HOA website. The board emphasized its role as a buffer between residents and the management company, encouraging homeowners to direct concerns to the board first.

(f) Approval of Proposed 2026 Budget and Review of 2025 Budget; Barrett Miller reviewed the 2025 actuals line by line. As of October, the 2025 financial review showed $9,939.58 in income and $6,680.25 in expenses resulting in a net income of $3,259.33. The HOA

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maintained a healthy financial position, with $8,180 in reserves (includes outstanding dues). The proposed 2026 budget keeps annual dues unchanged at $227.93 per lot. Anticipated expenses include increases in insurance, management fees (10% increase), landscaping, and administrative costs. A balanced budget was presented with projected income matching expenses. Under Colorado law, the budget is considered ratified unless rejected by homeowners. No objections were raised, and the budget was accepted by default. Invoices to be dated January 1st, 2026, and due by February 28th, 2026. Barrett offered assistance, if payment plans are necessary.

(g) Election of Directors; All board member terms expired at the meeting. Marsha Parker had resigned due to selling her home, leaving Paul and Lauren as the two active board members. Crystal Chavez expressed interest in joining, and Paul and Lauren agreed to continue serving. The board was effectively reconstituted with the addition of Crystal. Roles remain informal, with responsibilities shared collaboratively and supported by the management company.

(h) Old Business;

1. Water Shares Update/Discussion: The HOA continues to own approximately 9.5 irrigation water shares that are currently unused due to lack of infrastructure. Annual costs are incurred despite no direct benefit to most homeowners. A prior attempt to relinquish the shares failed due to insufficient homeowner participation, as a 67% approval vote is required. Discussion highlighted frustration with ongoing costs and the complexity of removal, which would require an additional one-time fee. Some homeowners believe the shares may hold long-term value, while others see them as an unnecessary expense. The board agreed to revisit the issue, potentially simplifying communication and pursuing another vote with more direct homeowner engagement.

(i) New Business;

1. Call for owners to join the ACC: No active ACC exists, and responsibilities default to the board. Given that the neighborhood is largely built out and there have been minimal recent requests for exterior modifications, interest in forming a formal committee remains low.

2. New Owner Introductions: Several ownership changes have occurred over the past year, with approximately five properties turning over. Some new residents were identified and discussed informally, though none were present for formal introduction at the meeting.

3. Open Floor Issues/Discussion: Attendees raised minimal concerns: Noise complaints: Enforcement is limited due to state laws requiring continuous violations over 30 days before action can be taken. Residents were advised to contact local law enforcement for immediate issues. Property maintenance and rentals: Concerns were raised about poorly maintained rental properties and lack of landscaping upkeep. Parking issues: Complaints included vehicles parked in backyards and on streets, though enforcement is limited due to public right-of-way laws. Neighbor conduct: General concerns about respect, communication, and maintaining community standards were discussed. Suggestions included encouraging better

neighbor communication for events and parking. The board reiterated limitations imposed by state law and emphasized neighbor-to-neighbor communication where possible.

4. New Bank Account: Barrett advised on how to proceed with opening a new account for reserves. Motion was made by Paul Forbes to open a new account for reserves with Timberline, seconded by Lauren, all in attendance were in favor. Motion passes. Paul will follow up with Timberline and get the account open and set up. Since Marsha has sold her home, she will need to be removed as a signer on the HOA bank accounts as well. Moving forward signers on the accounts will be Paul, Lauren, and Barrett. Paul will follow up with Timberline and get the signers updated.

(j) Adjournment of Meeting; A motion to adjourn was made at 7:19pm, seconded, and passed unanimously.

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Stargate HOA Proposed 2027 Budget

Stargate HOA (stargate)

		Jan-Oct 2026 Actuals	Adopted 2026 Budget	Proposed 2027 Budget	
4010-0000	**INCOME**				
5630-0000	HOA Dues	10,028.92	9,573.06	9,573.06	42*227.93
5655-0000	Violation Fines	25.00	0.00	0.00	
5720-0000	Interest on Bank Accounts	8.24	0.00	0.00	
5801-0000	Interest Late Fee	360.14	0.00	0.00	
5890-0000	TOTAL OTHER INCOME	368.38	0.00	0.00	
5990-0000	**TOTAL INCOME**	**10,422.30**	**9,573.06**	**9573.06**	
6000-0000	**EXPENSES**				
6100-0000	OPERATING EXPENSES				
6275-0000	Landscape Maintenance Contract	0.00	400.00	0.00	
6285-0000	Grounds Maintenance	125.19	0.00	200.00	
6320-0000	Insurance	828.00	1,000.00	875.00	
6455-0000	Internet	168.50	175.00	175.00	
6470-0000	Irrigation Water Shares	0.00	408.06	425.00	Water Shares
6600-0400	Landscaping	588.00	500.00	808.06	Weed Spraying
6600-1100	Snow Removal	0.00	200.00	200.00	
6990-0000	TOTAL OPERATING EXPENSES	**1,709.69**	**2,683.06**	**2683.06**	
7000-0000	GENERAL AND ADMINISTRATIVE EXPENSE				
7600-0000	Postage and Printing	185.98	500.00	500.00	
7605-0000	Management Fees	5,100.00	5,940.00	5,940.00	
7620-0000	Taxes and Licenses	204.98	250.00	250.00	DORA, SOS, and Taxes
7700-0000	Miscellaneous Expense	0.00	200.00	200.00	Pet Pick Up Bags
7790-0000	TOTAL GENERAL AND ADMINISTRATIVE EXPENSE	**5,490.96**	**6,890.00**	**6890.00**	
8990-0000	**TOTAL EXPENSES**	**7,200.65**	**9,573.06**	**9573.06**	
9090-0000	**NET INCOME**	**3,221.65**	**0.00**	**0.00**	

Balance Sheet

As Of Month: November 2026
Books: Accrual
Property: Stargate HOA(stargate)

	November 2026
ASSETS	
Stargate HOA	8,111
Accounts Receivable	497
TOTAL ACCOUNTS RECEIVABLE	497
TOTAL ASSETS	**8607**
LIABILITIES AND CAPITAL	
LIABILITIES	
SHORT-TERM LIABILITIES	
Prepaid Rent	40
TOTAL SHORT-TERM LIABILITIES	40
TOTAL LIABILITIES	40
CAPITAL	
Initial Capital	3,141
Retained Earnings	5,426
TOTAL CAPITAL	8,567
TOTAL LIABILITIES AND CAPITAL	**8,607**