

SUN MEADOW ESTATES HOMEOWNER ASSOC.

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266
Annual Owners Meeting

November 13, 2024
7:00 p.m.

OWNERS PRESENT: Amy Gosnell – Board Member
Sue Sakys – Board Member
Randy Long – Homeowner
Kari Slappey – Homeowner
Pat and Carolyn Tucker – Homeowner
Kelly West – Homeowner
Ashley Robinson - Homeowner

Others: Justin Windholz – Crystal Property Management

The Annual Owners meeting of the Sun Meadow Estates Homeowner Association was held on November 13, 2024 via Zoom teleconference.

Call to Order

- Amy Gosnell welcomed everyone and called the meeting to order at 7:00 pm.

Financial Reports

- Justin Windholz presented the year-to-date financial reports for the HOA through September 2024. All income and expenses were at normal expected levels. Asphalt maintenance was completed over the summer and more is expected to be needed over the coming years. The water system upgrade is complete and is functioning normally.

New Business

- A representative from the Silt Water Conservancy District was present to discuss recent changes to the project water billing. In 2025 each lot will be billed individually instead of being billed to the HOA. The new billing will be done as part of each unit's property taxes. In addition to the changes in project water, the price for irrigation shares will be increasing as well. This charge will be HOA responsibility.
- Amy Gosnell updated everyone on recent HOA activities. In 2025, the HOA will be switching water system operators. The new vendor will cost more but is expected to be able to help with some of the required State filing.
- The Board and members present discussed the 2025 budget. After reviewing projected 2025 expenses as well as future long term needs for the Association, it was agreed the dues should be increased. After discussion, it was agreed the increase would be to \$525 per quarter. Everyone present agreed to the increase. A motion was made to adopt the budget with the agreed upon increase. The motion was seconded and approved.

- Amy Gosnell and Sue Sakys advised they would no longer be able to be able to serve on the Board in 2025. Kari Slappey, and Ashely Robinson agreed to volunteer in 2025. Trevor French will remain on the Board. A motion was made to approve Kari, Ashley, and Trevor. The motion was seconded and approved. Amy and Sue will remain involved and to help transition. A meeting will be scheduled soon to remove Amy and Sue from the bank accounts and to add Ashley and Kari.

With no further business the meeting was adjourned at 8:25 pm.

Respectfully,

Justin Windholz
Association Manager