HENDRICK RANCH HOMEOWNERS' ASSOCIATION

ANNUAL MEETING
In-Person & Zoom Meeting
October 23, 2025

In Person Attendance: Peter Brennan, Amanda Wagner, Allison Cryns, Judy Blanchard, Rich Walker, Greg Noss, Tommy Kearsey, Lance Luckett, Tom and Bernadette Ossola, Mark and Linda Giesecke, Nancy Peterson, Derek Franz, and Sheryl Harrington

Online: Randy Brimm, Chris Tatsuno, Jan Huck

Call to Order: Peter called the meeting to order at 7:00 pm.

Determination of Quorum: A total of 43 lots were represented by attendance and proxy; therefore, a quorum was not present.

Approval of Minutes: Peter made a motion to approve the Annual Minutes of October 14, 2024, seconded by Randy and the motion passed unanimously.

Financials: The Board purchased a 13-month CD at Alpine Bank with the reserve; the reserve account currently earns 1.2% annually. Significant expenditure on repairing irrigation system. Fortunately, no yards had to be dug up this summer. Reserves are healthy, currently over $24,000. Rich made a motion to approve the financials, Pete seconded to accept. The motion passes.

Committee Reports:
Architectural Review Committee: Rich reported out. Steve Shapiro came forward with a new proposal for his lot, able to approve the plans, 545 Graceland, undeveloped lot. Randy proposed formally sending a letter from the HOA for an update on construction plans. Building is minimum of 1,300 sq ft. Amanda reminded us that he needs to get a permit from the town of Carbondale, and the HOA can follow up. Timeline unknown for construction.

Pump House Committee: Peter reported out. The only issue we saw this year was lack of water. RVR is the biggest upstream user from Hendrick Ranch. The water is off, and we are in the process of winterizing. Looked into technology for lining pipes, but it is likely cost prohibitive at this time.

Old Business:

- Seasonal reminder of snow/ice removal and ongoing storage of "toys". Please take care of storing campers and boats in a timely manner.

- Reminder there is no parking in front of mailboxes. Last year there was a discussion about a new cluster mailbox, but it was determined that it is the responsibility of homeowners to work with USPS.

New Business:
Colorado updated procedure for Notification of Violations, Fine Schedule, and Collection of Past Due accounts. Everything went into effect on Oct 1. Per the Colorado policy there are limits to interest (8% annually) on unpaid balance of dues and fines. Owners must ensure the HOA has the most up to date contact information for all unit owners, especially if this is not your primary residence. Upon complaint and contact from the Board regarding an enforcement issue, there is a 30-day curing period before a fine can be issued. HR has a lien on a unit, this is now the 3rd year, due to delinquency on dues. Working on updating Rules and Regulations, expect to be done with that by the end of the calendar year.

Call for comments, questions, and concerns:

- Mark mentioned the barking dog issue has seemed to reduce.
- Due payment options include hand delivering a check to Pete's house. Proxy can be done via DocuSign or hand delivery.
- Randy wants to reiterate not putting trash cans out the night before morning collection.

Adjournment: Rich made a motion to adjourn the meeting at 7:34, Amanda seconded, and the motion passed unanimously.

Respectively Submitted,

Allison Cryns