

Country Meadows Homeowners Association

Board of Directors Meeting Minutes

January 23, 2026, 10:00 a.m.

1. Welcome and Rollcall

Board Members Present: Kristen Vidmar, Laura Springer, Sue Conry

2. Review Agenda

3. Approve 2026 Budget (Vote)

There was a minor adjustment to the original 2026 budget due to the actual cost of the repairs made to the gate at our irrigation main valve. Gate cost approximately \$700.00 less than expected. Revenue to cover the cost of the gate repair had been earmarked from the HOA savings account. This amount (\$504) is no longer needed and budget has been revised prior to 2026 approval.

Laura moved to approve budget and Sue seconded. Motion passed unanimously

4. Investment Discussion (Vote)

Approximately \$5,300 in funds not spent from 2025. Historically, net income from previous year has been sent to savings. Discussion was whether to invest the funds and how much. The Checking currently has \$33,000 and Savings has \$20,117.

Sue Conry made motion to move \$5,000 to Money Market from Checking as soon possible. Laura seconded motion. Motion passed unanimously

After 4/1/26 the Board will revisit additional investment of funds after collection of 2026 dues and payment of annual irrigation fee.

5. Policy Regarding Collection of Unpaid Assessments

New state laws have necessitated the need for updated collection of unpaid assessments Policy. The Board had our attorney **Scott D. Goebel** with Dufford Waldeck revise our current policy. The board discussed the new policy and the processes needed to put policy into effect. Signatures required by Sue Conry and Laura Springer on the

Resolution and by Sue Conry, Kristen Vidmar and Laura Springer on the Policy. Laura will replace the old Resolution and Policy on the website with the new documents.

6. Resolution Re: Amendment Of Country Meadows Homeowners Association's Policies and Procedures for Dues and Assessments Collection

Sue made a motion and Kristen seconded to approve the Amendment of Country Meadows Homeowners Association's Policies and Procedures for Dues and Assessments Collection. Motion passed unanimously

7. Other Business

The attorney recommended some addition Policies required by CCIOA, under CRS 38-33.3-209.5(1)(b)(I-IX) which does require associations to adopt policies regarding:

- Collection of unpaid assessments;
- Handling conflicts of interest involving board members;
- Conduct of meetings;
- Enforcement of covenants and rules, including notice of hearing procedures and the schedule of fines;
- Inspection and copying of association records by unit owners;
- Investment of reserve funds;
- Procedures for the adoption and amendment of policies, procedures, and rules;
- Procedures for addressing disputes arising between the association and owners; and
- A funding plan in the event an association has a reserve study prepared.

He has indicated that It's best practice to adopt all of the additional Polices so owners cannot allege noncompliance with CCIOA if you are trying to make them come into compliance with the covenants. The Board agreed to pursue this avenue. Kristen will send our attorney our current Country Meadows Enforcement of Covenants and Rules policy that was adopted in 2019 for review. We will inquire about incorporating policies into CC& Rs/bylaws or with separate policies.

Meeting Adjourned at 10:40