

CMHOA ANNUAL MEMBERS MEETING MINUTES

DECEMBER 4, 2025 ZOOM MEETING 6:30 PM

16 Members joined the meeting. 2 members sent in a proxy. The quorum of 13 minimum was met. Laura Springer took member attendance. Sue Conry, Kristin Vidmar, Steve & Claudia Jantzer, Laura Springer, Jim & Barb Hecht, Christy Ahrens, Kelly Arnold, David Nelson, Pete & Sandy Peterson, Marsha Zelt, Lori Payne, Rick Hittle, Michael Reynolds, Kay Wilson, Roy Wilson, Sachin Myneni, Kim Walsh

Proof of notice for annual meeting was emailed to all homeowners including the agenda and proxy. Printed notices were hand delivered door to door.

There were no questions about the 2024 Annual Meeting minutes and the 2024 minutes were approved.

Jim Hecht gave a recap of the 2025 irrigation season. There were minimal water outages, and over all a really smooth irrigation year. Jim would like more volunteers to learn how to clean the gate/filters which sometimes needs to be done daily or every other day. He will send out an email looking for volunteers in Spring.

Steve and Claudia Jantzer had a few architectural committee approval requests. Most requests were new roofs and a house painting request.

We discussed the success of our 2nd Annual HOA Block Party. And decided to do it again in 2026. We are so grateful to Jim and Barb Hecht for hosting again.

Kristen Vidmar provided a current financial status. We reviewed the Balance Sheet, Profit and Loss Statement. There were not questions or concerns from any homeowners. The proposed 2026 budget was presented and there weren't any questions. Dues will remain at \$375 per year for 2026.

There was a discussion about our bank charging the HOA \$99.00 per year so that we can accept credit card payment for dues. Only 10 members paid with their credit card in 2024. There was a suggestion from David Nelson that we use VENMO rather than our bank's credit card service to avoid that fee and he would be willing to help us set that up. We are however locked into the \$99.00 service fee for this coming year. So the change wouldn't come until next year.

Sue Conry, Kristen Vidmar, Laura Springer and Steve and Claudia Jantzer agreed to continue to serve as board members and the architectural committee for 2026. There weren't any volunteers to replace any of the current members. There was a motion to approve our positions on the board, and that motion was seconded.

Sue opened the floor to new business. - Xcel Energy needs to be contacted to fix a few street lights. Sue offered to make the call to Xcel Energy, however she needs the neighbors to contact her with the locations of those street lights.

Meeting was adjourned at 7:30pm