



BUDGET RATIFICATION AND ANNUAL MEETING MINUTES

SOPRIS LANDSCAPE AT HENDRICKS RANCH HOMEOWNERS ASSOCIATION

MONDAY, OCTOBER 20TH, 2025 AT 5:00 PM
VIA ZOOM

BUDGET RATIFICATION MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:01 p.m.
2. **Financial Review** Bob Johnson reviewed the financials as of 8/31/25. It was reported that there was \$38,849.28 in the Operating and \$73,728.20 in the Reserves. The Association is expense over income due to insurance.
3. **2025 Budget Ratification** The budget was presented with a \$50 increase to the dues. Beginning January 1st, 2026, the monthly association assessment will be \$525. IMM will send a notice to the community.
4. **Adjourn** at 5:10 p.m.

ANNUAL MEMBER MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:11 p.m.
2. **Verification of a Quorum** A quorum was not verified with less than 51% of the units represented either in person or by proxy. A total of 5 units were represented. Due to this, the two meetings were held separately.
3. **Approval of 2024 Meeting Minutes** The 2024 member meeting minutes were reviewed and approved by those present.
4. **Financial Review** Bob Johnson reviewed the financials as of 8/31/25. It was reported that there was \$38,849.28 in the Operating and \$73,728.20 in the Reserves. The Association is expense over income due to insurance. In 2026, \$2400 will be put into Reserves.
5. **Discussion and Action Items**
 - a. **Recap 2025 Projects** Gutters, siding repairs and dryer vent projects were completed in 2025.
 - b. **2026 Projects** The membership discussed a change to the Declarations in 2026.
6. **Additional Business/Legal Education**

Education Bob informed the members that there were recent state law changes requiring an update to the Association's Collection policy. The new policy is on the website.

Additional Business The membership discussed shopping for insurance.
7. **Board Election** Without a quorum of the membership an election could not be held. The current Board members will remain Sarah Herr (2026), Crystal Holsinger (2026) and Amanda Wagner (2026).
8. **Adjourn** at 5:20 p.m.