



BUDGET RATIFICATION AND ANNUAL MEETING MINUTES

(Approved 10/20/2025)

SOPRIS LANDSCAPE AT HENDRICKS RANCH HOMEOWNERS ASSOCIATION

WEDNESDAY, NOVEMBER 13, 2024, AT 5:30 PM
VIA ZOOM

BUDGET RATIFICATION MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:38 p.m.
2. **Financial Review** Bob Johnson reviewed the financials as of 9/30/24. It was reported that there was \$40,963.76 in the Operating and \$88,151.44 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, 2025, the monthly association assessment will be \$475.
4. **Adjourn** at 6 pm.

ANNUAL MEMBER MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 6 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 7 units were represented. Due to this, the two meetings were held separately.
3. **Prior Member Meeting Minutes** The 2023 member meeting minutes were reviewed and approved by those present.
4. **Discussion and Action Items**
 - a. **Education** Bob informed the members that there were recent state law changes requiring an update to the Association's Collection policy. This will be added to the website when ready.
 - b. **Recap 2024 Projects** Roof and dryer vent projects completed.
 - c. **2025 Projects** No projects discussed.
5. **Additional Business** Insurance policies were discussed with concern of rising premiums.
6. **Board Election** Without a quorum of the membership an election could not be held. The current Board members will remain Sarah Herr (2025), Crystal Holsinger (2025) and Amanda Wagner (2025).
7. **Adjourn** at 6:38pm.