

Puesta Del Sol HOA Annual Meeting Minutes

December 6 2025 at 9:00 AM

Agenda:

1. Call to Order at 9:05 AM, attendance and determine if a quorum is present (22 members required for quorum). Attendees: Joyce Robertson, Brianna Henderson, Jama/Doug Hashbarger, Billy/Angie Lee, Tom Conway/Colleen Kennedy, Karin/Ayad Farjo
2. Review and approval of minutes from 2024 meeting. No comments from attendees.
3. Any additions to the agenda for 2025 meeting.
4. Review of expenses from YTD 2025, proposed budget for 2026.
 - a. Financial summary:
 - i. Assets 2024: \$32,514 (through year end 2024)
 - ii. Assets 2025: \$35,581 (through Oct 21 only)
 - b. Accounting change and related cost reduction:
 - i. Spend for 2024 accounting was \$2544. Changed accountants to Deena Whitman which reduced cost to \$1119 through Oct 21 2025.
 - c. Legal fees: \$2458 in 2022 vs \$361 2023 vs 0\$ in 2024 and 2025. We plan to continue to avoid legal expenses to the extent possible.
5. Proposed changes to Fee Schedule
 - a. See attached, changes highlighted in yellow. No one had any objection to the changes. Board members advised that the fee schedule will be changed and posted as noted.
6. Maintenance of detention systems:
 - a. Sand removal: \$250 which is low due to minimal weather related fill.
 - b. Drainage at detention cleaned by Ryan Jackman and Jerry Klaes. Volunteers needed for 2026.
 - c. Bubbler out-flow at Westwater and Salida Del Sol has been raised and concrete apron poured. Project is complete.
7. On-going: Storm drainage at Arena Roja and Salida Del Sol
 - a. Lot owners to the east of the drainage have installed barriers to prevent erosion. Grand County engineer advised that we could put additional barriers in place. We wanted to see what the impact of the new barriers was, prior to installing more, but did not have any big rains this year. Comments?
 - i. Decided to put a team together to review the drainage and determine if it's an appropriate time to put more barriers in place.
 - ii. Tom Conway update: barrier installed to prevent overflow from lots east of condos, seems to work OK. Additional work with McElhaney will take place as that landscaping is put in (mostly affects condo HOA).
8. Emery will be running fiber through the HOA in Q1 and Q2 2026.
9. Closed meeting at 9:20 AM.