

Red Canyon Townhome Association Homeowners Annual Meeting

January 28, 2026, at 6:00pm via Zoom

Minutes

Members present:

Susan Flock
Mario Giarratano
Deborah Hannon
Edwin Sheptak
Mallory
Kateleen Harmon
Nic & Kathleen
Leah Froah
Ryan Keaton
Collin Soos
Stephen Becht
Michael Lavery (3x)
Audrey Powell
Paul Allen
Petra Hrachova
Bobby Geary
Patrick Groover
Justin Hollenbeck
Skyelar Hertzfeld
Chris Pope
Maury Keller

Members by presented by proxy:

Proxy 1: Mario Giarratano for Debbies Adams
Proxy 2: Mario Giarratano for Kristen Le
Proxy 3: Mario Giarratano for Robert Bricker
Proxy 4: Mario Giarratano for Patricia Hodapp
Proxy 5: Mario Giarratano for Daniel Milchev
Proxy 6: Mario Giarratano for Gary Gillman
Proxy 7: Susan Flock for Chad Roberts
Proxy 8: Susan Flock for Jill Cholmondeley
Greg and Jessica Moser with Integrity Property Management
Brandi Resa – association bookkeeper

With 31 of the 76 homeowners present either by zoom or presented by proxy a quorum was established. According to the Bylaws, 40% of the membership must be present or presented by

proxy to achieve quorum. Chairman of the Board Mario Giarratano called the meeting to order at 6:14pm.

Review and approval of the minutes from the 2025 Annual Meeting: These minutes were drafted by Jessica Moser with Integrity Property Management and distributed to the membership prior to the meeting. There being no suggested changes, there was a motion: To approve the of the 2025 annual meeting of the Red Canyon Townhomes Association as presented. The motion was seconded and carried.

Financial Review: Brandi Resa, the association's bookkeeper, prepared the draft of the December 2025 reports and presented them to the ownership. According to the balance sheet, the association ended 2025 with \$\$662,539.00 in total assets, liabilities and equity including \$130,409 cash in bank, \$436,885 in CDs with Edward Jones. Additional assets include \$35,355 in prepaid insurance and a long-term annuity investment valued at \$64,726.

Dues were kept flat for 2026. Units without garages are \$907.50 and units with garages are \$970.20. Most budget items remain similar to previous years with no dramatic changes, Jessica announced trash removal will switch from Apex to Vail HoneyWagon in May of 2026, saving the association approximately \$300 a month. Brandi noted trash controllable expenses have stabilized in recent years. The budget was unanimously approved by the members.

Managers Report: Greg Moser reviewed the completed 2025 projects. Including paint touch ups on buildings property wide, adjusting/repairing/replacing downspouts, adding new wood chips to the playground, installing an additional pet waste station, and repairing/restraining rear decks.

A new irrigation pump was installed which was a substantial cost upfront but necessary for proper irrigation. The new pump will be removed during the winter months to prevent freezing damage and protect expensive equipment. The irrigation system is now properly functioning after some challenges in the spring of 2025. This pump should last 10-20 years with proper maintenance.

For the upcoming 2026 projects- Greg identified seal coating and restriping the parking lots as the only major project planned, confirming worn and fading parking space numbers would be repainted.

The Board will focus on freshening up the entrance flower beds in the spring of 2026.

Board member elections: The current Board members are Mario Giarratano, Michael Lavery, Deborah Hannon, Susan Flock, Daniel Milchev, Collin Soos, Skylar Hertzfeld, and Susan Flock. Terms are 2 years each and Bylaws permit up to 7 directors.

Skylar Hertzfeld, Susan Flock, and Daniel Milchev terms expire January 2026, and all three members are seeking to serve another term. Collin Soos made a motion to approve the retention of the three board members. Michael Lavery seconded. Skylar Hertzfeld, Susan Flock, and Daniel Milchev were unanimously re-elected to serve another 2 year term.

Old business/New business: Mario asked management to provide homeowners with an update on working with the booting company to address the ongoing parking violations with the guest parking spaces.

Greg is working to get the boot company on site within the next few weeks for a property walk to discuss placing signage.

Mario would like to give this a 3-month trial period with \$5/night for up to 7 nights per month per unit. Collin Soos acknowledged this has been a heated topic with opposition from himself but agreed to try the process. Chris Pope asked if the Town of Eagle would consider the allowing the street parking again. They currently allow it but with restrictions. Michael Lavery suggested that with a united front and a plan, the HOA could potentially work with the town to modify parking restrictions on Nogal Road.

Detailed information will be sent out to all owners before implementation, with signage both in English and Spanish.

Jessica emphasized that landlords need to share the rules with tenants, particularly regarding parking, pets, and window a/c units. Susan Fork noted that the use of gas grills has been in better control but reminded owners that insurance will do onsite audits. Jessica reminded owners that charcoal, gas grills, and gas patio heaters are prohibited due to insurance liability.

Also, owners were encouraged to be more diligent to clean up after their pets. There are many dog stations on property.

Management informed owners that previous manager Dan McNeill with McNeill Property Management tragically lost his daughter. The HOA made a \$500 donation to the Speakup Reachout charity on behalf of his daughter.

There being no further business to come before the membership, the meeting was adjourned at 7:04pm.

Respectfully submitted

Secretary of the meeting