

Ashton Estates Homeowners Associations Annual Meeting

Wednesday, September 17, 2025

The meeting was called to order at 7:03 by Kelly Ostermiller, representing 365 RPM.

Sign-in was taken with 15 members present including 5 Proxy votes. This number represents a quorum.

Minutes:

The minutes of the 2024 Annual meeting were reviewed (They had been sent out in the mailing notifying homeowners of the Annual Meeting)

There was one correction to the amount in savings at Chase Bank from \$1,158.39 to \$11,158.39. Kent Stauffer moved to approve the minutes with the correction, Trish Brown, seconded. Motion passed unanimously.

Budget Review:

Kelly Ostermiller presented Budget updates. There will be no change to the dues of \$310.00 for the coming year. The primary increases will be in line item: Insurance and line item; Legal Fees. This increase is due to HOA law changes which require legal perusal as the State of Colorado makes changes.

Question from homeowner Kent Stauffer regarding State Filing Fees were addressed.

Homeowner, Kacee Brooks also asked about requirement of Ashton Reserves.

The Reserves are kept covering any damages/upkeep to the signs at the entrance to our subdivision.

Kent moved to approve the Budget 2026 Budget, Vickki Klingman, seconded.

Motion passed unanimously.

Executive Board Report:

President, William Zaggle reported that the updated Collection Policies have been signed as per State Law regarding HOAs. This needed to be done by October 1, 2025

Vice President, Chuck Kinsey reported on the tree removal and ditch improvements at 6407 and 6349 Ashcroft Road which were approved by the Board. Scott Morris had been hired to do the work. He is checking to see about insurance liability. 365RPM will need to follow up on the issue. The culvert on David and Kaycee Brooks side is plugged and needs attention. The question of why we pay Storm Water Fees and yet the HOA is responsible for the repair work still hasn't been fully answered. We will again ask to have a representative from City Water Board to address this issue. Kent reported that the fees are based on size and location of our property. Kelly will research the issue and report back to the Board within the week.

Election of Officers:

With no one wishing to run for an office, Kent Stauffer moved to keep the current officers. Trish Brown seconded. Passed unanimously.

New Business:

365RPM has switched website carriers. Some homeowners have been unable to get on the website. There is a video to help, however it is too long for many. This website will enable homeowners to pay their dues on-line. Gretchen Truesdell has linked ashtonestates.net to the 365RPM website. This should help. If you are still having trouble, contact Kelly Ostermiller at 365RPM. Vantaca works for mobile and Google Chrome for computer.

Homeowner Concerns:

*Mailing payments to the Las Vegas address is a concern. Many homeowners still

wish to write a check for their HOA dues. This year, Kelly is handling a mass mailing. Please remember that your dues are due by October 31 to avoid a penalty.

* Mitzi McGarr has some concern about the entrances to Ashton Estates not looking in keeping with the neighborhood. There is no water to the area and possibly simply rocking the entire area. The Board has been charged with developing a plan for the entrances. Clean up (mud that washed across the sidewalk) and mowing are the City of Greeley's responsibility. Complaints should be directed to the city.

* Heather Billiot expressed concern that her ARC request had not been addressed. It had been submitted August 18, 2025. Her contractor will not start before approval. It appears that the ARC process is not working. Chuck immediately signed her request. Moving forward, the entire Board would be notified and 2 members will approve/disapprove any requests.

* Lori Kelly requested further explanation of the budget line items. Insurance, Legal, administration fees and State filing fees are all separate line items. Her question was what does the \$9,000 cover then?

The Executive Board will request an itemized list of the \$9,000.00 expenditures.

Kent Stauffer moved to adjourn the meeting, Mitzi McGarr seconded. Motion passed.

Respectfully submitted,

Eve Timm

Ashton Estates Secretary