



**365 REAL Property Management**

1821 56<sup>th</sup> Avenue Suite B  
Greeley, CO 80634  
970-506-0615

September 6, 2024

Ashton Estates Homeowners Association Owners,

On behalf of the Board of Directors, the 2024 Annual Membership & 2025 Budget Ratification Meeting will be held Wednesday, September 25, 2024, in person at the First Farm Bank located at 5587 W 19th Street Greeley, CO 80634. Check-in begins at 6:45 pm and the meeting will commence at 7:00 pm.

Ashton Estates Community Association is a Common Interest Community; the Declarations were originally recorded 2/21/1995, reception number 2427196. The following information also must be disclosed:

- The fiscal year for Ashton Estates Community Association is January through December.
- The address of 365 REAL Property Management is 1821 56th Ave, Ste B, Greeley, CO 80634. The telephone number is 970-506-0615.
- During the 2024 fiscal year, all units were assessed \$240 per year. The 2025 Budget will increase dues to \$310 per year, due by October 31, 2024.
- Ashton Estates has coverage through State Farm. State Farm's address is 4895 W 10th St Unit C Greeley, CO 80634; the agent's name is Mark Larson, and the telephone number is 970-356-8700. All policy information, policy limits and policy deductibles are maintained in the office of the designated agent and can also be obtained by calling their office.
- All payment for dues should be made out to 365RPM for Ashton Estates. Please send your check to 1821 56th Avenue Ste B Greeley, CO 80634 or bring it to the Annual Meeting.

Enclosed, please find a proxy should you be unable to attend the meeting and wish to have someone vote for you. Remember that every vote counts. Yours is always important, even if you cannot attend. Proxies can be emailed to [monica@365rpm.com](mailto:monica@365rpm.com)

Sincerely,

365 REAL Property Management  
Managing Agent for Ashton Estates  
[monica@365rpm.com](mailto:monica@365rpm.com)



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**Ashton Estates  
Annual and Budget Meeting  
September 25, 2024  
7:00 PM  
First Farm Bank  
5587 W 19<sup>th</sup> Street Greeley, CO 80634**

**2025 Budget Presentation – 7:00PM**

**Annual Meeting Agenda – at conclusion of the above meeting**

**AGENDA**

- I. Roll Call
- II. Proof of Notice, Determination of Quorum
- III. Approve Minutes of Previous Annual Meeting
- IV. Report of Executive Board
- V. Election of Executive Board
- VI. Unfinished Business
- VII. Presentation of Association 2025 Budget
- VIII. New Business
- IX. Adjournment



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**Ashton Estates Homeowners Association**  
**OFFICIAL PROXY**

**2024 Annual Membership/2025 Budget Ratification Meeting**

**Wednesday, September 25, 2024, at 7:00 p.m. (sign in begins at 6:45 p.m.) at First Farm Bank located at 5587 W  
19<sup>th</sup> Street Greeley, CO 80634 - In person**

As an owner in Ashton Estates Homeowners Association, under the provisions of the governing documents of the Association, I grant my proxy as follows:

To the President of the Board of Directors, William Zaggle.

**OR**

To \_\_\_\_\_, who will vote on my behalf.  
(Please print name)

This proxy carries with it full power of substitution and full right to the proxy holder to cast his/her vote(s) as the proxy holder sees fit, to represent me on any matter or resolution which may come before the Meeting and take any other action which I could personally take if present at the meeting.

This proxy is for the 2024 Annual Membership Meeting and 2025 Budget Ratification Meeting, to be held on Wednesday, September 25, 2024, or at any extension, adjournments, or continuations thereof. This proxy rescinds all other proxies for Annual Membership Meetings and shall remain in effect until revoked by me, or 11 months from the date signed.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name(s): \_\_\_\_\_

Ashton Estates Property Address: \_\_\_\_\_

**Please return the proxy via mail, fax, or email no later than 3:00 p.m. on September 24, 2024.**

**Every Vote Counts**

Mail to: 365 REAL Property Management c/o Monica Davies  
1821 56th Ave, Suite B; Greeley, CO 80634  
or Email: [monica@365rpm.com](mailto:monica@365rpm.com)



## Ashton Estates 2025 Budget

Operating Account	Actual	2024 Budget	2025 Budget	
<b>Income</b>				
Association Dues Income	\$10320.00	\$10320.00	\$13330.00	\$310/Lot for 43 lots
<b>Total for HOA Income</b>	<b>\$10320.00</b>	<b>\$10320.00</b>	<b>\$13330.00</b>	
<b>Expense</b>				
HOA Administrative	\$46.71	\$750.00	\$700.00	HOA maintnace and other expenses line combined
Postage and Delivery	\$0.00	\$300.00	\$250.00	2023 annual mailing was \$111.82
HOA Insurance	\$746.50	\$800.00	\$900.00	Renews in Nov
HOA Bank reconcillation fees	\$175.00	\$300.00	\$300.00	\$25x12/mo
HOA Tax Prep Fees	\$250.00	\$500.00	\$500.00	Tax returns
HOA Filing Fees	\$0.00	\$60.00	\$60.00	SOS and DORA
HOA Legal Fees	\$71.00	\$800.00	\$800.00	Transparency law and collection policy will be added
Management Fees	\$5250.00	\$9000.00	\$9000.00	
Reserve allocation	\$0.00	\$516.00	\$667.00	5% of Annual income
<b>Total for Expense</b>	<b>\$6539.21</b>	<b>\$13026.00</b>	<b>\$13177.00</b>	
<b>Net Income</b>	<b>\$3780.79</b>	<b>-\$2706.00</b>	<b>\$153.00</b>	

## Ashton Estates Community Association 2023 Annual Meeting

Held at First Farm Bank, 5587 W 19<sup>th</sup> Street, Greeley, CO 80634 on Thursday September 28, 2023 at 6pm.

Twenty-two households were present and four proxy votes were received by 365 REAL Property Management, which is a quorum.

The meeting was called to order at 6:00PM

Susie Hall, owner of 365 REAL Property Management introduced herself and expressed gratitude as being asked by the board to take on management of our HOA for the year. She then introduced Monica Davies, our direct representative at the property management company. Additionally, she elaborated that most emails from 365 RPM will come from Monica. It was stated that email is the preferred form of communication for the management company. Finally, Ms. Hall referred to the existing board member, President William Zaggle and Secretary Sandy McMillan, stating that the board is incomplete, and we are in need of additional board members.

Monica Davies then took the lead on the meeting, asking for approval of the previous year's minutes. A motion was so made by several members; Debbie Smith, Lorrie How, and Kent Stauffer. The motion was seconded and the minutes were approved.

Monica Davies then requested the board report. President William Zaggle stated that there were no true updates to report. Kent Stauffer then volunteered and updated on the previously discussed non-potable water expansion for irrigation to the subdivision. Zacharia Satrang asked for an overview of the project as he was not familiar with the history. Kent explained that when the community was under development purchasers were told that the properties would have non-potable water for irrigation. At the same time the developer had also sold the water rights to the City of Greeley. As part of the development thin-walled PVC pipeline was partially installed on the majority of the lots. The PVC was scheduled 50, which can only have limited pressure and would be sturdy enough only for drip irrigation. The city has located and tested the pipes and they are not sufficient for high pressure irrigation. Additionally, many of these lines have buildings developed over the top of them, which has the potential to have caused damage. In consideration of developing a non-potable system for the community the city has stated that the community would be responsible for maintaining the pipes and repairing any new or existing damage. Therefore it has been suggested that the cost of this development is greater than the possible savings that homeowners would receive from the 30 percent decrease in water bills. Mr. Satrang asked where he might find engineered drawings or schematics which Kent Stauffer verified are available with the city. At the end of that conversation William Zaggle then explained that there is little information available on the 29<sup>th</sup> Street Development to the north of the subdivision. Lorrie Howe explained that she had provided a small flyer with the web address <https://trakit.greeleygov.com/etrakit/>. With an account any member can follow any updates as they are available. The flyer also includes an email address for additional questions to [thomas.gilbert@greeleygov.com](mailto:thomas.gilbert@greeleygov.com). The available information is that the project is currently under review and expected to be accepted by the city counsel next week. Oil and Gas operations have ended on the land and the oil infrastructure is in the process of being removed. Information about the change in

grading is somewhat unclear but should be available on the web tracking system. Also, Ms. Howe has been making calls and emails with the city in the hopes of encouraging the city to reduce the volume of weeds moving into the community from that development. Finally, there is belief that there will be landscaping that will block some of the increased light and noise from the new development to act as screening. Concerns about that development continue to be expectations of trash, vandalism, trespassing, noise, and lights. Lorrie was thanked for her efforts.

Monica Davies then introduced the next order of business, election of officers to the board. Susie expressed the fact that there was a difference in demand on the board members between boards that are self managed, as Ashton Estates was in the past, and a board working with a property management group. William Zaggle expanded that thought explaining that while he didn't make a newsletter this past year, he felt that the most difficult work he did complete was in writing a check to the property management company. Susie Hall then explained that 365 RPM needed accountability and support from board members. Both members of the management company explained that they could handle covenants, daily operations, inspections, enforcement, and keeping apprised of the changing laws. The fact is that the management company has changed our fiscal year for tax purposes to match the annual year. William expanded to explain that this change was made at the direction of the IRS. Monica then said that the hope would be to have one more volunteer and that the best outcome would be to have three, making the board a total of five individuals. Kent Stauffer then nominated Debbie Smith, who accepted. She asked how regularly the board would meet. We were told the ideal goal would be meeting quarterly. A discussion then ensued as to the goals of those meetings; to bring new information or updates to the homeowners, to provide newsletters, etc. It was expressed that formality was not required. Debbie shared that she would be willing to serve. The term is two years, unless there is a reason someone cannot complete the term. Both Charles (Chuck) Kinsey and Zacharia Satrang volunteered. Kent moved to suspend nominations and accept the slate of volunteers. This was seconded and accepted. Sandra McMillan read back the names of the board members: William Zaggle, Sandy McMillan, Chuck Kinsey, Zach Satrang, and Debbie Smith.

Monica Davies then reminded the group that HOA dues are due on October 31<sup>st</sup>. The property management company accepts checks.

This moved into a discussion of the annual budget. Each line item was reviewed. A question was asked how much is in savings, which was not available at the meeting, but will be updated. Additionally, it was noted that the possibility exists that cost will go up in the next year, if so homeowners dues will also need to be increased.

At this point the floor was opened for new business. Dwain Kaveny brought up the issue of storm water. He explained that the city does not take any responsibility for storm water management within the community, even though our water bills have a charge for storm water drainage. He suggested that the community circulate a petition to remove this line item from our water billing. Additionally, he explained that the stormwater structure at the back of his property is in disrepair and has caused damage to his property. He then read the section of the community covenants Article, Section 2 under duties and powers, stating the need of the community to maintain this as a common responsibility. It was suggested that a committee may need to be formed to explore the state of this structure and proper handling and maintenance.

Kent Stauffer then expressed gratitude for those who currently and previously serve on the board, a round of applause was shared.

Debbie Smith then asked how often patrolling for violations are completed. Susie then explained the violation process. Monica explained that she can only address issues that can be seen and photographed from the street. Then next step is a courtesy notice, followed, if necessary, by a violation with 30 days to mitigate. They explained that the majority of violations were for visible trailers and weeds. The discussion then encouraged everyone to be flexible with one another. Gretchen Truedell then asked Monica about best practices for her to get information about variances, so that neighbors can note those on the association website instead of contacting 365 RPM about issues.

Monica then explained that the community will be required to have 3 pre-approved xeriscaping plans available to residents as part of new state requirements. A question was asked if artificial turf will be allowed in the plans. No answer was given.

Kathy Canchola asked who completes snow removal. It was explained that the city does, though in some cases neighbors have gotten together to complete it before city trucks have reached the community.

Someone complained about the tree in the median at the corner of Ashcroft that blocks the view turning left into the neighborhood. Monica said she could contact the city and see about having the tree trimmed.

Kathy Canchola then asked if anything can be done about cars turning around at the end of Lesser and/or in her driveway. Discussion ensued and it was determined that no clear solutions are available; the road is public and we cannot gate the community due to fire code.

At this point the question of trash removal as things blows in from 65<sup>th</sup> and possibly later from 29<sup>th</sup>.

Mitzi McGarr shared the feeling that the landscaping in our neighborhood, specifically at the two signs is in need of attention. She shared that while walking in St Michaels the trails, etc. seem to be in better condition. Additionally, she asked if any decisions had been made about changing trash services. It was stated that this subject has been brought up at every annual meeting since 2020. Kent Stauffer discussed the history of limiting the trash service in the community. The original service changed over time due to corporate purchases. Many households expressed their dislike of Waste Management. The fact that there are approximately three different services currently being used was mentioned. Mitzi stated that her primary interest was to have a local company completing the work. It was asked if discounts would be available. William and Sandy both explained that most companies then want the

HOA to pay for the entire contract. Debbie Smith asked if a timeframe would be allowed for households to transition. The board promised to do further research.

Kent Stauffer moved to adjourn the meeting. Meeting adjourned at 7:05 pm.