

**Leisure Village HOA  
2025-26 Annual Meeting Minutes**

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**Location:** 2801 Leisure Dr Unit E  
Fort Collins, CO 80525  
**Date:** Thursday, January 15, 2026  
**Time:** 7:00pm

**Establish Quorum:** Quorum (at least 50% of members) was established with seven(7) members present, five(5) in person and two(2) by proxy. Seven or more are needed for quorum.

**In Person:** James Cook – President  
Todd Eoff – Vice President  
Zachari Winters and Jessica O'Donnell – Secretary  
Scott and Marilyn Bourn  
Christine Thompson-Volz

**By Proxy:** William and Stephanie Daigneault (to Jessica)  
Bruff Shea (to Jim)

- I. Meeting called to order shortly after 7:00pm.
- II. Minutes from last annual meeting held on 12/19/2024 were reviewed and approved with no changes.
- III. **Old Business and Carryover Action Items**
  - a. Todd plans to use mulch rather than river rock to cover shrub areas along the entrance driveway.
  - b. Todd has continued to monitor roof drainage and made downspout and ground modifications to improve flow away from buildings.
  - c. The electrical conduit slip joints for the main power entry lines into Bldgs 2803 and 2805 did not get replaced. The board does not view them as a safety concern, but will look to have the work done whenever any other electrical service is required. Jim determined that a City permit is apparently still required, which increases the cost substantially.
  - d. The Fall cleanup performed by All-Terrain this past season was deemed appropriate, so we decided to leave that line item in the new contract for next season.
  - e. Todd noted that we are still using the City water valve rather than our damaged/frozen valve to shut-off or turn-on our irrigation water system each season.
- IV. **New Business**
  - a. Budget
    - i. Our insurance provider, Westfield, has recently notified us of the following for our policy renewal (January 23, 2026):
      - Annual premium will increase from \$12,456 to \$14,097
    - ii. We moved another \$11,000 into our reserve savings in 2025 which exceeded our published Reserve Study target of \$8,848.
    - iii. In July, we renewed our reserve savings CD held at Canvas Credit Union for another 12 months (matures July 25, 2026) at a 3.687% interest rate. Its balance was \$58,169.56 at the end of December.
    - iv. In December, we were able to renegotiate our solid waste removal contract with Republic Services and get the monthly rate down to \$144.03 after they had notified us it was going to increase to around \$273 per month!
    - v. After briefly discussing the common area landscape, a motion was made and then unanimously approved to include \$800 in the budget for lawn weed mitigation.

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vi. The 2026 budget was approved with HOA dues remaining at \$250 per month and another estimated \$9000 planned to move into our reserve savings.

b. There were no current rules/regs issues discussed.

c. Election of the Board – The three(3) board members present all indicated a willingness to serve for another year, so there were no nominations for new board members.

**V. Action Items**

a. Christine and Zach will obtain weed mitigation quotes from vendors other than All-Terrain and submit them to Jim for evaluation and selection.

b. Todd will continue to monitor and manage the irrigation system during the growing season. We have removed inspections from the new All-Terrain contract to hopefully avoid surprise charges from them.

c. Todd and Jim will revisit obtaining concrete repair and asphalt re-pavement quotes and make proposal for scheduling this work.

d. Jim and Jess will determine who owns/manages the adjacent building (2757 Leisure Drive) where the hazardous large dead cottonwood tree stands and then contact them to request it be removed.

**VI.** Meeting was adjourned at around 8:45pm.