

Country Club Heights Homeowner's Association

Annual Meeting

April 16, 2026

The meeting was called to order at 6:45 pm by President Kyle Dickson. It was determined that there was a quorum to proceed with the meeting. Four proxies were received and recorded. Seventeen households were represented in person with twenty-four members present. The minutes of the April 3, 2025, meeting were read. A motion was made and seconded to approve the minutes as read. The motion carried unanimously.

Introduction of new homeowners was made.

Kevin and Kendra Harive

Chris Johnson and Susan Eggert

Josh and Aubrey Blythe

Bruce and Edith Bramwell

Architectural Review Committee: Mike McDonald reported that it had been a busy year with multiple requests, all which were approved. Sergio Lopez is now a member of the Architect Committee. Tina Snover was thanked for her time on the committee.

Irrigation and Pump Committee: Mike Daniels reported that the pump house is up and running and there were no issues turning the pumps on. The headgate was found closed last week. Not sure how the gate got closed but Mike will keep a periodic check on it.

Fence Maintenance: Kyle reported that there is money set aside for future fence maintenance for the fence along 27 Road. A reminder to homeowners who have property that border the fence to keep trees and shrubs trimmed that hand over the fence.

Neighborhood Watch: Cathy Fletcher reported that no unusual activity has been noted around the neighborhood. Current neighborhood watch members are currently residing on the south side of G ½ Road and encouraged anyone from the north side of G ½ Road to join the Watch Group.

President Report: Kyle announced that the Grand Valley Water Users Association (GVWUA) is assessing a new \$50 fee per parcel for increased business costs. There is enough funds to cover the fees for the homeowners for 2026. Future ability to pay will be assessed each year and could result in a dues increase in coming years.

There were no insurance claims over the past year. There will be no change to the current provider policy and coverage in 2026.

A reminder of ongoing programs for the residents include the Grand Junction Clean Up drive, Japanese Beetle spraying program, mosquito abatement information and fire safety along the north fence line.

Treasury Report: The 2025 Financial Statement was prepared and distributed in the agenda package as well as the planned 2026 budget. The balance as of December 31, 2025, is \$11,824.31. A review of the 2025 financial statement was performed by Ed Wieland. A motion was made by Kyle and seconded by Mike Daniels to approve the 2026 budget. The motion was unanimously carried.

The 2026 HOA dues is due to Cathy by May 16, 2026. The dues remains at \$650.00 per household.

Secretary Report: Dolly provided a brief oversight of the CCHHOA website to everyone via the Agenda Package and encouraged homeowners to browse through it. Anyone who needs assistance in locating specific documents or forms can contact her for assistance.

New Business:

Election of Officers: A motion was made by Kyle and seconded by Cathy to elect Dolly Daniels as secretary for 2026. The motion carried unanimously.

Reappointment of Officers: A motion was made and seconded to reappoint Kyle Dickson as President, Mike Daniels as Vice-President and Cathy Fletcher as Treasurer for 2026. The motion carried unanimously.

Members are encouraged to get involved in any of the various committees or offices.

Water Conservation for 2026 Irrigation Season: As there has been minimal snowpack, it is expected that there may be requests to the homeowners to conserve water this year. There has been minimal information provided by Grand Valley Irrigation at this time. Discussion was held on various methods for conserving water. More information will be made available as it is received from the Irrigation Company. The pumps that supply CCHHOA has to run continuously. The Board welcomes all suggestions and ideas on conservation in preparation if the situation arises and water must be conserved.

Neighborhood Gathering: Mike McDonald suggested a neighborhood gathering (potluck/block party) this summer. Anyone with ideas is welcome to get in touch with a Board Member to spread the word.

Next Board of Directors Meeting: April 17, 2026, 6:30 PM 2693 Wilshire Court

With no further business, a motion was made and seconded to adjourn the meeting at 7:56 PM. The motion carried unanimously.

Respectfully Submitted

Dolly Daniels

CCHHOA Secretary