

WALNUT ESTATES ANNUAL MEETING MINUTES
FEBRUARY 7, 2026

The Board Members present were David Dethmers, President; Linda Edwards, VP; Paula Scanland, Treasurer; and Ginny Baikewicz, Secretary.

1. All homeowners completed the sign-in sheet per policy and a quorum of 30% out of 85 homes was established. This included 23 homes and 11 proxies, well above the 26 homes required either in person or proxy. David called the meeting to order at 1pm.

2. Introduction of Current Board Members

Each Board Member introduced themselves including where they live, roles, as well length of service as a Board Member.

3. Discussion and Vote on the Board's Recommendation to Reduce HOA dues from \$200 to \$150 Annually

David explained that we have about \$35,000 in the bank which is more than enough to allow us to reduce the dues. The reserve account has been increasing because our expenses have been stable. The reserve account is currently \$17,912.40. One homeowner asked if the dues could be reduced further, but homeowners expressed concerns about potential irrigation/V-pan repairs that would increase our costs so going below \$150 would not be a good idea. David did review that the V-pan is the responsibility of the HOA unless a homeowner or contractor has disturbed it in any way. A homeowner vote was taken and the decrease in dues was unanimously accepted.

4. Review 2025 Expenses and 2026 Proposed Budget

Copies of the the 2025 expenses and the 2026 Proposed Budget were mailed to all homeowners as a reference in advance of the meeting. Paula explained each line item of our expenses in 2025 and answered questions of our homeowners. The 2026 proposed budget figures and how she arrived at any increased costs, such as the possibility of increased insurance costs, were also reviewed. What the landscapers actually do was explained in detail due to being our most expensive service at \$6,500. A homeowner vote was taken to approve the 2026 budget and it was unanimously approved.

5. Presentation of Board Candidates for 2026

David reviewed the bylaws that the board is comprised of 3-5 members. Linda Edwards will not be a member of our board as Vice President in 2026. David, Ginny and Paula will continue to serve in their current roles. The current board worked on recruiting new board members prior to this meeting. Lela Sandoval accepted a position as Member-At-Large. The term is for one year. Linda explained the time commitment is very low for the office of Vice President and what tasks she actually had to do. There was a call for nominations from the floor for Vice President, but no members volunteered. A vote by homeowners to accept the proposed 2026 Board of Directors was approved.

David asked for volunteers to serve on the Irrigation and Architectural Control Committees. Doug Bahlman and Bill Bahr will be vacating their positions on the Irrigation Committee, and Melissa Anderson and Lela Sandoval are also vacating their positions on the Architectural Control Committee. David asked if an Irrigation Committee member could speak to the time commitment and what the job involves. Dan Bailey summarized the job. Dustin Monger then volunteered to accept a position on the Irrigation Committee. Melissa Anderson also summarized her job on the Architectural Control Committee but there were no volunteers from the floor.

Prior to this meeting, Nick Moseley agreed to continue caring for the Doggy Station, and Tessa Calloway agreed to continue to be our Website Manager.

6. Presentation of and Vote on Bylaw Changes Recommended by the Board

All Homeowners were mailed a copy of the proposed Bylaw changes prior to the meeting. A summary of the the Bylaw changes are attached to these minutes. The changes comply with the CC&R's and/or Colorado Law. Paula presented the changes being proposed to the Homeowners and any questions were answered. Melissa Anderson was concerned about reducing signatures required on documents, but was satisfied with David's explanation that both Board approval and the Presidents's signature is required before approval of any financial document. A Homeowner Vote was initiated by David to approve the proposed Bylaw Changes and they were approved unanimously.

7. Open Discussion (five minute limit per person)

Michelle Summer voiced a concern about short term rentals being allowed in our HOA. David indicated that, to the board's knowledge, we have only have one short-term rental and that was for only a short period of time while the owner was attempting to sell the property. The board will continue to monitor the situation. Michelle also wanted to know why we changed the 15 day waiting period for a fine to 10 days. It was explained that a homeowner has been communicated with about the problem 10 days prior to any fine letter going out.

Since there has been multiple trash can violations in 2025, Ginny reminded everyone present of the rules relating to trash can placement.

David encouraged all members to sign up for Virtual Notice on our website to receive emails from the HOA. Signing up gives us permission from a homeowner to send those emails.

8. Adjournment: The meeting adjourned at 2pm.

Respectfully Submitted,

The Board of Directors
Walnut Estates HOA

Bylaw change proposals for 2026 Annual Meeting

Article IV – Directors, Section 1. Term of Office:

The business and affairs of the association shall be managed by a board of directors, which shall consist of five (5) directors elected by the members. All of the board shall be members of the association. The election of the directors shall occur on even years when all directors shall run for office. Directors shall serve two (2) year terms.

Suggested change to align with current Covenants, Conditions and Restrictions:

The business and affairs of the association shall be managed by a board of directors, which shall consist of at least three (3) and no more than five (5) directors elected by the members. All of the board shall be members of the association. The election of the directors shall occur every year with the election of at least one new director annually. Directors shall serve a one (1) year term and are eligible for reelection every year.

Article IV – Directors, Section 3. Powers and Duties

A sentence in lines 8 and 9 currently reads:

All notes, checks, drafts, contracts, deeds, reports and other documents would require a minimum of two (2) signatures.

Suggested change to align with current Covenants, Conditions and Restrictions:

All notes, checks, drafts, contracts, deeds, reports and other documents require one (1) signature after board approval.

Article V – Officers, Section 1

The officers of the board of directors of the association shall be President, Vice-President, and a Secretary/Treasurer. The officers of the association shall be elected by the board of directors at the annual meeting on even numbered years and shall serve for a term of two (2) years or until their successors are duly elected. They shall take office immediately after election and shall be members of the board of directors and members of the association.

Suggested change:

The officers of the board of directors of the association shall be President, Vice-President/Secretary, and a Treasurer if there are only three (3) members. The officers would be President, Vice-President, Secretary and Treasurer if there are four (4) members. If a fifth board member is elected, he/she would be a member-at-large. The officers of the association

shall be elected at the annual meeting and shall serve for a term of one (1) year. Officers may be reelected for multiple one (1) year terms. The new officers shall take office immediately after election.

Article VI – Obligations of the Members, Section 4 - Penalty for Late Payment of Assessments

Following the thirty (30) day grace period for payment of the assessments listed in section 3 of this article, the assessment shall bear interest at the rate of twelve (12%) percent per annum. The association reserves the right to bring any action in law or equity against the owner obligated to pay the assessment or foreclosure the lien against the property. If legal action is required any interest, cost and reasonable attorney's fees, shall be added to the amount of such assessment.

Suggested change in compliance with Colorado Acts HB22-1137 and HB24-1337:

Following the thirty (30) day grace period for payment of the assessments listed in section 3 of this article, the assessment shall bear interest at the rate of eight (8%) percent per annum. The association reserves the right to initiate a legal proceeding in either a court of law or a court of equity against the owner obligated to pay the assessment.

Article VII – Penalties, Section 3 – Notice and Time to Cure Violation, Number 1

For any violation (s), the owner shall be provided with notice of such violation (s). The notice shall be mailed or hand delivered to the owner of record at the last known address of said owner. Such notice shall include a period of time for the owner to cure the violation (s), that period to cure shall not exceed fifteen (15) days.

Suggested change:

For any violation (s), the owner shall be provided with notice of such violation (s). The notice shall be mailed or hand delivered to the owner of record at the last known address of said owner. Such notice shall include a period of time for the owner to cure the violation (s), that period to cure shall not exceed ten (10) days.

Article VII – Penalties, Section 6 - Duties and Authority of the Board, Number 3

The board shall also have the authority to imposed fines and costs against the owner if a violation is found to have actually occurred. Fines shall be imposed based on the schedule of fines in this article. Costs shall be the actual costs expended by the association in curing the

actual violation (s) including but not limited to attorney's fees, litigation cost, mailing costs, and other costs incurred on behalf of the association to cure violation (s).

Suggested change in compliance with Colorado Act HB24-1337:

The board shall also have the authority to impose fines and costs against the owner if a violation is found to have actually occurred. Fines shall be imposed based on the schedule of fines in this article. Costs shall be the actual costs expended by the association in curing the actual violation (s) including but not limited to attorney's fees of up to \$5,000 or 50% of the amount owed, whichever is less, plus, litigation costs, mailing costs, and other costs incurred on behalf of the association to cure violation (s).

Article VII – Penalties, Section 7 - Fines, Number 3

Fines shall be assessed against the owner until the violation (s) are cured.

Suggested change in compliance with Colorado Act HB22-1137:

Fines shall be assessed against the owner until the violation (s) are cured, to a maximum of five hundred dollars (\$500.00).

Article VII – Penalties, Section 8 – Failure to Cure Violations (s), Numbers 1 and 2

1. In the event the board finds that a violation (s) of the association's covenants, conditions, and restrictions, including the architectural requirements, bylaws, and other rules and regulations of the association actually occurred. The owner shall have fifteen (15) days to cure the violation.
2. After fifteen (15) days from the finding that a violation (s) actually occurred, the HOA may, on its own accord cure the violation (s).

Suggested change:

1. In the event the board finds that a violation (s) of the association's covenants, conditions, and restrictions (including the architectural requirements, bylaws, and other rules and regulations of the association) actually occurred, the owner shall have ten (10) days to cure the violation.
2. After ten (10) days from the finding that a violation (s) actually occurred, the HOA may, on its own accord, cure the violation (s).