11/7/26

Antelope Hills Homeowners:

We hope everyone has had a great year so far and that this letter finds you well. Our Annual Member's Meeting is scheduled for ***Tuesday November 17th, 2026 at the Old Berfield's Building located at 519 W Tomichi Ave. at 6:00 pm.*** If you cannot attend, please fill out the attached proxy and give it to someone who is attending to represent you.

With this letter you will find Annual Member's Meeting Agenda and Proxy Vote Form. The Financials through Quarter 3, Budget, and the Water Quality Reports will be distributed as they become available prior to the meeting.

As a reminder, the easiest way for you to receive communication from the Association is to provide us with your name, address, email address and phone number to gunnyantelopehillshoa@gmail.com.

Additionally, the board would like to remind everyone who has not gotten their water meter installed, to get them installed as soon as possible if you want to avoid the non-compliance fee on your bill. If you still need to receive one, please reach out to the board at our email or 970-648-4442. The HOA is covering the cost of the meters, but the homeowners are responsible for installation. Thank you to those who have already taken care of your water meter installation!

All current documents, applications, meeting minutes, contact info and more can be found at www.antelopehillshoa.com. We look forward to seeing everyone in November!

Sincerely, The Antelope Hills Homeowners Association Board

2026 Antelope Hills Homeowners Association Annual Meeting Agenda
11/17/26 - 6 PM- Old Berfield's Building- Gunnison, CO

1) Roll Call / Call Meeting to Order

2) Previous Business
    a) Covenants
        1) Discussion about what sections the neighborhood wants
    b) Website and Voting process-
        1) Follow-up to see if any changes to the website need done since the last revision
        2) Follow-up on the voting process
    c) Public Land Gate and Berm-
    d) Public Land Key Distribution-

3) Annual Reminders
    a) Contact List-
    b) Pets and other Animals (Dogs, Cats, Roosters)-
    c) Homeowner Curbstop Reminder-

4) Water
    a) Water Quality and Compliance Report- Ronnie
    b) Water Meter Installation-
        1) Installation List-
        2) Plumber Contact-
        3) Install Deadline-
            A) Deadline has passed, non-compliant fees are active
    c) Leaks-
        1) May-June
        2) October
    d) Potential Grants for Water Infrastructure and New Readouts-

5) Financials
    a) Yearly Invoice Billing-
        1) Follow-up to see how it's going since the change this year
    b) A/R- Money Owed to the Association-
        1) Possible Change to Collections Process (3rd party vs. the lawyer's office)
    c) Balance Sheet-
    d) P/L-
    e) Proposed Budget-
        1) Increased Dues for 2027
            A) Water Costs-

6) Other New Business
    a) Fence Fixing-
    b) Visionary Fiber Instillation-
    c) Open Board Positions-

7) Open Floor for Other Discussions

Board Positions Available

a) Subdivision 1 #1 - Adam Scheller
   1) 2027 will be Adam's 3rd year of his 3 year term.
b) Subdivision 1 $2- Josh Hoppstadter
   1) 2027 will be Josh's 2nd year of his 3 year term.
c) Subdivision 1#3- Amber Tucci
   1) 2027 will be Amber's 3rd year of her 3 year term.
d) Subdivision 2 #1- Dave Duft
   1) 2027 will be Dave's 2nd year of his 3 year term.
e) Subdivision 2 #2- Open
f) If a member in Subdivision 2 wants to serve, a discussion/vote on who serves in this position will occur. The term for this position is 3 years.
g) Mobile Home #1- Jeremy Johndrow
   1) 2027 will be Jeremy's 3rd year of his 3 year term.
h) Mobile Home #2- Derek Douglas
   1) 2027 will be Derek's 3rd year of his 3 year term.
i) Float- Clint Cordova
   1) Pending that a member in subdivision #2 doesn't want to serve, Clint intends to continue serving with 2027 representing Clint's 2nd year of his 3 year term.

Antelope Hills Association Proxy Vote

I _____ with property located at
(Name of Owner)
_____ Gunnison, CO 81230 am giving
(Address)
_____ my voting rights, and to be my
(Name of Proxy)
representative proxy to count towards the quorum, and any votes, called at the 2026 Member's Annual Association meeting located at the old Berfield's building on November 17th, 2026 at 6pm.