

2025 Antelope Hills Homeowners Association Annual Meeting Agenda

11/13/25 – 6:30 PM- Fred Field Building- Gunnison, CO

- 1) Roll Call / Call Meeting to Order
- 2) New Leadership Introduction
 - a) Kendall - Association Lawyer
 - b) Clint Cordova – Float Board Member
- 3) Previous Business
 - a) Covenants
 - 1) Follow Up- Derek
 - b) Associations Audit- Dave
 - c) Website- Derek and Clint
 - d) Public Land Gate and Berm- Jeremy
- 4) Annual Reminders
 - a) Contact List- Clint
 - b) Pets and other Animals (Dogs, Cats, Roosters)- Adam
- 5) Water
 - a) Water Quality and Compliance Report- Ronnie
 - b) Water Meter Installation- Jeremy
 - 1) Installation List- Jeremy
 - 2) Plumber Contact- Jeremy
 - 3) Install Deadline- Jeremy
 - c) No HOA Leaks- Adam
 - d) Homeowner Curbstop Responsibilities- Derek and Adam
- 6) Financials
 - a) Balance Sheet- Dave and Allie
 - b) P/L- Dave and Allie
 - c) A/R- Dave and Allie
 - 1) Neighbors Not Paying/New Collection Laws- Dave
 - A) New Collection Policy- Dave and Derek
 - d) “Yearly Billing” to reduce Association Costs- Dave and Allie
 - e) ACH/Merchant Fees – Dave and Allie
 - f) Budget- Dave and Allie
 - g) External Audit Quote- Adam
- 7) New Business
 - a) Bank Account Update- Dave
 - b) Gate/Hunter Update- Clint
 - c) Fence Fixing- Derek

- d) Seasonal RV's VS Permanent Structures- Clint and Adam
- e) Dirt Dump Site- Clint and Adam
- f) Open Board Positions- Derek

8) Open Floor for Other Discussions

Board Positions Available

- a) Subdivision 1 - Adam Scheller
 - 1) 2026 will be Adam's 2nd year of his 3 year term.
- b) Subdivision 1- Amber Tucci
 - 1) 2026 will be Amber's 2nd year of her 3 year term.
- c) Subdivision 1- Open
 - 1) Andrew in Subdivision 1 wants to serve. A discussion/vote on will occur. Anyone else interested in this position will also be discussed/voted on. The term for this position is 3 years.
- d) Subdivision 2- Dave Duft
 - 1) Dave intends to serve another 3 years on the board and a vote will occur.
- e) Subdivision 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) 2026 will be Jeremy's 2nd year of his 3 year term.
- h) Mobile Home 2- Derek Douglas
 - 1) 2026 will be Derek's 2nd year of his 3 year term.
- i) Float- Clint Cordova
 - 1) Clint has already been involved in the board meetings through out the year, Clint expressed his interest in the float board position. 2026 will be his 1st year of 3 year term pending that we do not have a vote at the meeting to fill all board positions.

Antelope Hills Association Annual Meeting Proxy Vote

I _____ (Name of Owner) with property located at _____

(Address) Gunnison, CO 81230 am giving _____ (Name of Proxy) my

voting rights, and to be my representative proxy to count towards the quorum, and any votes,

called at the 2025 Member's Annual Association meeting located at the Fred Field House on

November 13th 2025 at 6:30pm.