



October 29, 2025

Dear Poudre Overlook Homeowners:

This letter is to notify you of the upcoming Poudre Overlook Homeowners' Association of Fort Collins Annual Meeting. The Meeting will be held on Tuesday, December 2, 2025, at 6:30 – 8:00 PM. Sign-in will begin at 6:15 PM. Meeting location is the Northside Aztlán Community Center (112 E Willow St, Eagle Rooms 1&2).

Included in this mailing are the agenda, minutes, budget sheet, and proxy sheet.

As a reminder, the budget is adopted by the Board. Our covenants Article IV Section 7(c) states the Board duties include adopting and amending budgets for revenues, expenditures, and reserves. C.R.S. 38-33.3-303. 4(a)(II)(A) (CCIOA) states the budget proposed by the executive board does not require approval from the unit owners and it will be deemed approved by the unit owners in the absence of a veto at the noticed meeting by a majority of all unit owners. The Board has adopted the 2026 budget (2025 Budget Review & 2026 Adopted Budget); however, the Board will ask members to approve a \$35/mo increase for 2026 and 2027 to go directly into the Reserve Fund (2025 Budget Review & Proposed 2026 Budget with Dedicated Reserve Contribution). The Reserve Study and reason for this request will be discussed at the meeting but, basically, our Reserve Fund is underfunded. The 2025 Reserve Study is on our website under Documents>Internal Documents>Finance>Reserve Studies.

The Board is considering moving away from Republic trash services to Step Up Disposal company beginning January 1, 2026. The quote provided to us is:

Container size - 95G trash, 95G Recycling; Weekly trash pickup; Recycling pickup every other week; Yard waste collection – yard waste can be placed in your regular trash bin, and occasional extra bags are included at no extra charge (\$5-\$8 if more than occasional); billed to individual homeowners.

Discounted community rate of \$22.00/month. Containers are included in the price as they do not charge to rent them or have any fuel charges or hidden charges.

We have two open Director positions – both for 3 years. The current Directors are serving 3-year (Jones, L Ballweber), and 2-year (J Ballweber) terms, which will become 2- and 1-year terms, respectively, at the conclusion of this annual meeting. Elections will be conducted separately for each position. Nominations and seconds will come from the floor and voting will be by secret ballot, as required by our meeting policy and bylaws.

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Poudre Overlook Homeowners Association of Fort Collins Board of Directors



Poudre Overlook Homeowners Association of Fort Collins
Annual Members Meeting
December 2, 2025 at 6:30 – 8:00 PM
Northside Aztlan Community Center (112 E Willow St, Eagle Room 1&2)

Agenda

- I. Establish a quorum
- II. Call meeting to order
- III. Approval of minutes
 - a. Dec 10, 2024 Annual Meeting
- IV. Reports of committee/officers
 - a. ACC
 - b. Landscape Committee
 - c. President
 - i. Covenant enforcements
 - ii. Reserve Study/Budget
- V. Unfinished Business
- VI. New Business
 - a. Trash service
 - b. Election of Directors (two 3-yr positions)
- VII. Open Forum
- VIII. Adjournment





The Poudre Overlook Homeowner's Association Annual Members Meeting was called to order by Lora Ballweber, President, at 6:30 PM December 10, 2024, at the Aztlan Center, Fort Collins, Colorado.

A quorum was established with 23 members present and 13 by proxy (one member arriving late for a total of 37).

cMinutes of the December 5, 2023, Annual Members Meeting were adopted as submitted without objection or correction. Minutes of the March 19, 2024, Special Members Meeting were adopted as submitted without objection or correction.

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Reports of Committees and Officers

ACC: Interim chair Lora Ballweber reported 25 requests were received for landscaping, painting and roofing of which the majority were for replacing defective roofing shingles.

Landscaping: Committee chair, Gloria Jones, reported on four major projects for the year:

1. Noxious weed spraying
2. Successful neighborhood volunteer project to improve the island at the front of the community
3. Seeking bids for a landscaping contract to maintain the common areas in the community. A contractual arrangement has been reached with Green Earth and is awaiting final approval by the vendor.

President's Report: President Lora Ballweber reported on and advised the membership regarding the operation and issues concerning the HOA Task Force authorized by the Colorado Legislature as well as the HOA Information and Resource Center. She noted that these entities have public websites and invited the members to visit them for more information and to possibly answer questions they may have. Lora also discussed HOA record requests and procedures and the recently enacted Corporate Transparency Act which the HOA (and its officers) may have to comply with and submit the required form to the Department of the Treasury once legal issues regarding the Act are resolved.

Secretary Report: None given.

Treasurer's Report: Clay Jones submitted the proposed budget for 2025 and explained in detail the various line items of the budget both in relation to the 2024 budget and projections and the 2025 budget. Clay advised the membership that the 2025 dues will rise by 1.9% to \$712.61 yearly (\$59.38 per month) as per the CPI for the Denver area which increase is authorized by the CCRs of our HOA. It was observed that the actual inflation rate is running higher than the reported CPI which was highlighted by the increased costs for several items in the budget most notably for fencing repairs and landscaping



maintenance. Clay also drew attention to the HOAs reserves and projections therefor in future years. There being no objections raised, the budget for 2025 was adopted as submitted.

Unfinished Business: None.

New Business: Election of directors, two open seats, two 3-year terms.

Nominations were open for the first 3-year term seat. Buck Hammond nominated Lora Ballweber, which was seconded. There being no further nominations, per our bylaws, the nomination became a motion to elect Lora Ballweber. 35 votes were cast (18 yes necessary for election); Lora Ballweber received 30 yes votes and 2 no votes; Andrew Mowery received 1 write-in vote; 2 votes were rejected as they were fictitious.

Nominations were open for the second 3-year term seat. Gloria Jones nominated Clay Jones, which was seconded. There being no further nominations, per our bylaws, the nomination became a motion to elect Clay Jones. 35 votes were cast (18 yes necessary for election); Clay Jones received 29 yes votes; Andrew Mowery received 1 write-in vote; 5 votes were rejected as they were fictitious.

The votes were tabulated and reported to the Secretary, Walker Flanary, by homeowners Peg Mac Morris and Daniel Banuelos

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Open Forum:

Issues were raised by homeowners and discussed concerning sprinkler coverage and watering schedules. Also, concerns were addressed regarding non-homeowners riding horses in our common areas and the manure left behind as well as possible approaches to the problem.

The meeting was adjourned at approximately 7:50 pm.

Walker Flanery, Secretary



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Homeowner Association
Voting Proxy Form

Homeowner Name: _____

Homeowner Address: _____

I give _____ authorization to vote on my behalf on all issues put to a vote by the Poudre Overlook Homeowners Association during the December 2, 2025, Annual Member Meeting.

Signature: _____

Date: _____

This form must be presented at the Meeting referenced above.