

AGENDA
Marshall Park Villas Condominium Association
Regular Board of Directors Meeting
April 16, 2026
7:00 p.m.

Call to Order

MINUTES

- Approval - Meeting from October 16, 2025

FINANCIAL REPORT - Realty One, Inc.

- CD - update
- Invoices or receipts for approval

LANDSCAPING:

SPRINKLERS

- Turn on date

STRUCTURAL

- 6507 Marshall - Fence – For the record

TREES AND BUSHES

WATER/SEWER

- Water restrictions
- Sewer repairs at 3360 Marshall St. – For the record

OTHER BUSINESS

- Occupancy and Rental change - Questionnaire
- Parking

MEETINGS/NEWSLETTER/NOTICES/VIOLATIONS

NEW BUSINESS/WORK REQUESTS

-
-
-

MINUTES
Marshall Park Villas Condominium Association
Regular Board of Directors Meeting
October 16, 2025
7:00 p.m.

Call to Order

The Marshall Park Villas Condominium Association Board of Director's meeting of October 16, 2025 was called to Order at 7:05 p.m. by Debbie Vaughan.

Roll Call

The Board met in person at 6525 W. 34th Avenue.

Present:

- Debbie Vaughan, President
- Beverly Zeller, Board Member/On Site Property Manager
- Keith Kahler, Board Member
- Ashley Cleverley, Board Member
- Carol Beard, Board Member
- Forrest Scruggs, Owner Realty One, Inc. -- via telephone

Not Present: Forrest Scruggs, Owner Realty One, Inc.

Approval of Minutes

The minutes from the July 24, 2025 meeting, sent to each Board member prior to the meeting, were unanimously approved with no changes.

Financial Report – Realty One, Inc.

The Financial Report from Realty One, Inc. was sent to each Board member prior to the meeting.

Per Debbie Vaughan, an overcharge of .51 on one water bill was noted. Dana Counts told Debbie in an email that there was a credit on a subsequent bill.

Collections/Legal: Fees tied to a recent foreclosure/collection action were charged (\$500) to the Association, then reversed and covered by the owner, whose account is now current.

No additional questions or issues were presented.

Balances as of September 30, 2025

○ Operating/Checking	=	\$29,102.23
○ Reserves/Savings	=	\$17,483.99
○ Wells Fargo CD	=	<u>\$42,381.15</u>
Total	=	\$88,967.37

- No new invoices or receipts were presented for approval.

NOTE: Some financial information presented at quarterly Board Meetings will be posted on the Marshall Park Villas Condominium Association web page at Realty One, Inc. after approval by the Board at a subsequent meeting.

<http://www.realtyone-co.com/marshall-park-villas.html>

Additional information is available upon request.

Water Usage

A copy of the water usage spreadsheet kept by Debbie Vaughan was shared.

- Year to date water usage cost is ~\$3,000 lower than last year at this time.
 - Meters & Allocation: Buildings are meter-based, not unit-based; some buildings have sprinklers on the meter while a few do not, creating usage anomalies. City rounds meter reads; accuracy is imperfect.
-

Structural Maintenance

- **General Building Maintenance**

Gaps/settling at steps and walk segments at several units (front and rear). Plan: Proceed with targeted repairs first (materials already purchased). Handyman to complete under board guidance. If repairs fail to hold, obtain replacement bids. Goal: keep initial repairs under ~\$300.

Landscaping

- **Sprinklers**

Winterization: Irrigation shutdown/blow-out expected soon.

Repairs: Multiple sprinkler head issues reported (specific locations noted).

Irrigation repairs anticipated to be over-budget due to several large and multiple minor repairs.

- **Sewer Clean-out Lid**

Issue: A clean-out cap at 6555 W. 34th Ave. has been coming loose.

Status: The vendor who installed the cleanout has not been returning calls for repairs. Beverly asked Keith Kahler to check whether work had been completed and report to her.

- **Tree and Bush Maintenance:**

Beverly Zeller will walk the property with the arborist to evaluate trees for the next round of trimming.

At 3315, one tree has a significant dead section on the street-facing side and a large branch fell.

- **Street Drainage / Ponding**

Ashley Cleverly observed that there is persistent pooling along the street/curb at 33rd. Context: Issue has been ongoing. On public right-of-way; city indicates owners are responsible for sidewalks, but drainage solutions are constrained without added infrastructure. No immediate HOA remedy.

Budget & Schedule

Process: As in the prior cycle, the Board will meet during January to finalize the 2026 budget in preparation for the Annual Meeting in February. Information will be forthcoming toward the end of 2025.

New Business

- **Trash Service**

One Board member expressed dissatisfaction with Waste Management but could not cite specific issues other than rigid container rules, occasional misses, and not picking up anything outside of the cans (a company policy).

The current rates per unit appear reasonable at ~\$18.75 per month.

Next Step: Members may bring competitive quotes for comparison; any change would require board review of pricing and service terms, and likely would not be approved if monthly rate was higher.

- **Property Management Model**

Current: Small management company (Realty One) handles bookkeeping, legal coordination, and limited operations. Board performs significant owner-side coordination to keep dues low.

Alternatives: Larger firms often won't take small associations or cost substantially more. Board remains open to benchmarking; but recognizes tradeoffs (cost vs. service; still need an active board).

- **Rental & Occupancy Issues (Discussion Only)**

Why now: Recent changes in State law render obsolete the current language in the Occupancy and Rental wording of in the HOA Declarations.

- Must be changed to be in compliance
- Changes require a vote of the community
- Changes and voting/mailings handled by attorneys and cost around \$2,000

Overview of changes per Debbie Vaughan's discussion with Altitude Law.

- Can no longer limit the number of residents (owner or renter) in a unit, except for reasons of "safety or hazard" that are vague in the new law.
- Can no longer limit occupancy (owner or renter) based on familial relationship.

- Options discussed for Rentals:

- A) No Rentals (grandfather current rentals; phase out as leases expire).
- B) Capped Rentals (e.g., approx. 4-5 units total – to be decided) with waitlist. This would require management from the Board and management company.

- Pros for limiting or restricting rentals:

- Keeps a base of ownership. The concern is that the trend seems to be increasing for owners to turn their units into rentals and/or buyers to purchase with the goal of renting. Limiting or restricting rentals would keep the ownership base up to draw future Board members from, and promote interest in maintaining the neighborhood.
- Potentially limits the number of cars.

- Cons for limiting or restricting rentals:

- Capping the number of rentals requires strict tracking and timely owner notifications; adds administrative burden.
- Will likely inhibit/prohibit the ability of owners to turn their units into rentals (for outside renters and/or family) for income.

- Board opinions were split

- Some favored no rentals to preserve community and foster engagement

- Others supported allowing a limited number (roughly current level of 4 to 5) with better enforcement of lease disclosures and upkeep.
- Next steps:

Board instructed to continue to ponder the options. Will eventually decide which options to present to the community for an owner vote.

Communications: If rentals remain allowed, require lease addendum acknowledging HOA rules and backyard maintenance responsibilities; distribute to owners/agents. (NOTE: this is already a requirement that will continue but would need to be better monitored.)

- Parking context
 - On-street city parking cannot be assigned by the HOA. More rentals often correlate with more vehicles.
 - Can continue to enforce current parking rules:
 - Do not block drives and sidewalks.
 - Keep cars to designated garage/driveways and in front of your unit.
 - Could add:
 - Be mindful not to take up parking space in front of units not your own, instead find other areas in the neighborhood.
 - If parking is a problem, contact the HOA to discuss coordination.

Action Items

1. Sprinklers: Log/repair broken heads (locations noted); confirm winterization schedule. Owner reports welcomed.
2. Concrete: Proceed with patch/repair plan as weather allows.
3. Sewer Cap: Verify fix; if unresolved, dispatch insured vendor and close the loop with board.
4. Trees: Schedule fall walk-through and queue pruning/removals.
5. Budget: Set January budget meeting date and draft year-end numbers for Board review.
6. Rentals Ballot: Board to ponder further and eventually make final decision on course of action. Eventually consult attorney to begin process.
7. Trash: collect any alternative quotes for comparison (same service level; itemized fees).

The meeting was adjourned at approximately 8:45 p.m.

Marshall Park Villas Condominium Association
Profit & Loss
January through March 2026

	<u>Jan - Mar 26</u>
Ordinary Income/Expense	
Income	
Homeowners Dues	36,135.00
Interest Income	105.55
Total Income	<u>36,240.55</u>
Gross Profit	36,240.55
Expense	
Annual Filing Fees	69.00
Annual Meeting Room	77.76
Association Management	1,875.00
Insurance Expense	9,011.50
Legal	250.00
Postage and Delivery	10.77
Sanitation	7,280.00
Sewer Repairs	7,700.00
Snow Removal	1,600.00
Trash Removal	1,709.20
Water	3,382.04
Total Expense	<u>32,965.27</u>
Net Ordinary Income	<u>3,275.28</u>
Net Income	<u><u>3,275.28</u></u>

Marshall Park Villas Condominium Association
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating/Checking	17,002.13
Reserves/Savings	36,525.29
Wells Fargo CD	42,626.15
Total Checking/Savings	<u>96,153.57</u>
Accounts Receivable	
Accounts Receivable	<u>-4,238.00</u>
Total Accounts Receivable	<u>-4,238.00</u>
Total Current Assets	<u>91,915.57</u>
TOTAL ASSETS	<u>91,915.57</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	60,486.28
Retained Earnings	28,154.01
Net Income	3,275.28
Total Equity	<u>91,915.57</u>
TOTAL LIABILITIES & EQUITY	<u>91,915.57</u>

Marshall Park Villas Condominium Association
Profit & Loss Budget vs. Actual
 January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Commission Income	0.00	35,840.00	-35,840.00	0.0%
Homeowners Dues	36,135.00			
Interest Income	105.55			
Total Income	36,240.55	35,840.00	400.55	101.1%
Gross Profit	36,240.55	35,840.00	400.55	101.1%
Expense				
ACH Quarterly Bank Fee	0.00	245.00	-245.00	0.0%
Annual Filing Fees	69.00	75.00	-6.00	92.0%
Annual Meeting Room	77.76	72.00	5.76	108.0%
Association Management	1,875.00	1,875.00	0.00	100.0%
Federal Income Tax	0.00	50.00	-50.00	0.0%
General Maintenance/Repairs	0.00	8,220.00	-8,220.00	0.0%
Gutters	0.00	3,200.00	-3,200.00	0.0%
Insurance Expense	9,011.50	36,744.00	-27,732.50	24.5%
Landscape Contract	0.00	14,960.00	-14,960.00	0.0%
Legal	250.00			
Office Supplies	0.00	100.00	-100.00	0.0%
Postage and Delivery	10.77	270.00	-259.23	4.0%
Reserves	0.00	1,901.62	-1,901.62	0.0%
Sanitation	7,280.00	7,500.00	-220.00	97.1%
Sewer Repairs	7,700.00	7,700.00	0.00	100.0%
Snow Removal	1,600.00	6,800.00	-5,200.00	23.5%
Sprinkler System	0.00	6,500.00	-6,500.00	0.0%
State Income Tax	0.00	50.00	-50.00	0.0%
Tax Prep Fees	0.00	350.00	-350.00	0.0%
Trash Removal	1,709.20	6,600.00	-4,890.80	25.9%
Tree Maintenance	0.00	7,000.00	-7,000.00	0.0%
Water	3,382.04	23,000.00	-19,617.96	14.7%
Total Expense	32,965.27	133,212.62	-100,247.35	24.7%
Net Ordinary Income	3,275.28	-97,372.62	100,647.90	-3.4%
Net Income	3,275.28	-97,372.62	100,647.90	-3.4%

Agenda

Marshall Park Villas Condominium Association

Annual Meeting, February 26, 2026

1. Call to Order
2. Roll Call and Proof of Notice of Meeting (Realty One)
3. Approval of Annual Meeting Minutes from January 18, 2024
4. Property Management Report – Financials (Realty One)
5. Overview of 2025
6. Presentation of 2026 Budget
7. Presentation and Election of Directors
8. New Business

MARSHALL PARK VILLAS CONDOMINIUM ASSOCIATION
MINUTES OF THE ANNUAL MEETING FOR 2024 HELD ON
FEBRUARY 27, 2025

The Annual Meeting of Marshall Park Villas Condominium Association was held in person at the Wheat Ridge Active Adult Center 6363 W. 35th Ave.

President Debbie Vaughan called the Meeting to order at 7:03 p.m. Board members Debbie Vaughan, Beverly Zeller, and Keith Kahler were present.

The Proof of Notice of Meeting was on file and sent out 30 days prior to the meeting. The units were represented as follows: 11 present (14 individuals), 1 connected via call-in conference, and 1 represented by proxy. It was determined that a quorum was present.

The following Documents were mailed to all Owners prior to the meeting:

- Notice of Meeting and Proxy
- Agenda for February 27, 2025 Meeting
- Minutes from the January 18, 2024 Annual Meeting
- Profit & Loss January through December 2024
- Balance Sheet as of December 31, 2024
- Profit & Loss Budget vs. Actual, January through December 2024
- Profit & Loss Budget Overview, January through December 2025

For sake of time, the minutes from the January 26, 2023 Annual Meeting were not read, as members confirmed that many had read them prior. President Debbie Vaughan asked whether there were any changes or comments. No changes were noted. Kathleen Apel moved to accept the minutes seconded by George Van Trump. The Minutes were approved with no changes.

A revised copy of expenses as compared to budget for 2024 was distributed to those present. Debbie Vaughan explained that this was due to some adjustments to category expenses that were not reflected in the P&L Budget vs. Actual mail by Realty One, Inc. A review of the years expenditures was presented with time for Owners to ask questions.

Debbie Vaughan noted that most categories (with a few exceptions) were over budget for 2024.

Account balances reported as follows:

	Operating/Checking	Reserves	CD	Total
January 1, 2024	\$10,950.84	\$60,281.41	\$0.00	\$71,232.25
December 31, 2024	\$12,408.62	\$11,439.97	\$41,488.23	\$64,991.82
January 31, 2025	\$7,795.60	\$11,095.16	\$41,626.58	\$60,517.34

Reserves

As was done in 2024, the Board voted to transfer to the Reserve account an amount left from dues after fully funding the operating budget. In 2024, this amount was equal to \$655 per month. To cover shortfalls in the Operating account, it was necessary to make two transfers from the Reserve account in the amount of \$10,000 on 9/24 and \$7,050 on 10/1. Our hope is to be able to transfer a lump sum back to the Reserves to make up some of that deficit, if all goes well in 2025.

Designated transfer to the Reserves for 2025 = \$8,508.00 in 12 monthly amounts of \$709.00
 2024 interest earned in the Reserve Account was \$3.66.

Certificate of Deposit

Early in 2024, \$40,000 was transferred from the Reserve account to a certificate of deposit, and in October, was renewed for an additional few months.

2024 interest for the certificate of deposit was \$1,488.23.

INSURANCE – A NOTICE WAS MAILED TO ALL OWNERS AROUND FEB 15, 2025

A letter from the Board and a notice from Realty One, Inc. was mailed to each owner in February 2024. This gave the recent history regarding the 2025 rate from State Farm for 2025 as well as instructions regarding Loss Assessment coverage to be increased to at least \$25,000 on the personal policy of each Owner.

During the meeting, several Owners reported that the increase in premium for their personal policy was minimal.

The table below shows the comparison between 2024 and 2025 insurance premium costs.

NOTE: Because the policy renews each February, the premium for January of each year is the same monthly amount paid in the previous year.

Year	Yearly Premium	Monthly premium (Assoc.)	Yearly cost per owner	Monthly cost per owner
2024	\$34,630 (Feb.-Jan.)	\$2,570.99 Jan.; \$2,885.83 Feb.-Dec.	\$1,225.54	\$102.13
2025	\$35,187 (Feb.-Jan.)	\$2,885.83 Jan.; \$2,932.25 Feb.-Dec.	\$1,255.02 (Increase of \$29.48)	\$104.59 (increase of \$2.46)

2024 Maintenance and Repair Projects

Below is a list of some of the larger maintenance projects that were tackled in 2024:

- New sewer line from unit to street at 6555 W. 34th Avenue - \$8,400
- Painting of 6540/6542 W. 35th Avenue - \$6,257.50
- Fence repair along 33rd (west side of Marshall) - \$2,550
- Patching deteriorated wood beams at 3340/3342 Marshall St. and 6540/6542 W. 35th - \$459.49
- Mud jacking/repair of concrete entry pad at garage – 6540 W. 35th Ave. - \$400.00
- Landscaping repair after sewer replacement (in 2022) at 6540/6542 W. 35th Ave. - ~\$300
(Labor performed primarily by Owners to save costs)

Debbie Vaughan noted the following in regard to Repairs and Maintenance:

Repairs and Maintenance Budget for 2024	\$14,000
Included: \$8,000 for General Repairs and \$6,000 for Painting	
Total Spent for Repairs and Maintenance in 2024	\$19,901.39
This included \$8,400 for a sewer line replacement that was a large \$\$ unexpected expense. Money was transferred from the Reserve during the year to make up for cash the shortfall.	

General Repairs category compared to budget:

Over budget (with sewer job)	(\$5,901.39)
Under budget (without sewer job)	\$2,498.61

Painting

In 2022, the Board voted that going forward, zero to one building per year would be painted, that painting would only be done if necessary, based on longest age of the last paint job, and that no building would be painted sooner than 14 years, unless conditions merited. Each year, the Board should do an assessment to determine the condition of paint on every building. After review in 2024, only one building showed enough wear (chipping, fading, cracking) to merit painting, therefore it was decided to paint 6540/6542 W. 35th Ave. (previously painted in 2012). That painting was completed in the summer.

Because of the good quality paint used over the years, the other 13 buildings appear to be in overall good condition, and range between 5 to 13 years since last painting. Therefore, it was decided that no painting will be done in 2025. Our hope is that this will allow time to increase the Reserves in preparation for the next painting. Owners were instructed to report any problem areas that they may see to determine whether any touchup should be done in the interim.

Water Usage

Water expenses for 2024 were over budget by \$3,180. This was due to a new trial method utilized by our landscapers to bring back dry areas. The experiment worked but resulted in use above what is necessary. Discussion will be had in the spring to agree upon a lesser schedule. A rate increase of 3% for 2025 was announced by the Water District.

Rental and Occupancy Discussion

Time constraints due did not allow for this to be tackled in 2024. Additional information will be sought based recent legislation changes.

2024 Budget

The Board voted to increase the monthly dues in 2025 to \$420 per month to cover cost of living increases. The total budget = \$141,120.

2024 Anticipated Maintenance and Repairs and other Expenses

The following necessary repairs were noted by Owners:

- Fence on the east corner at Marshall and 33rd was broken by Wheat Ridge during recent repair of a fire hydrant. It was suggested to call the City to request repairs to be made.
- Two blown sprinkler heads were noted. Beverly Zeller will coordinate with the landscapers in the spring.

New Board Members

Two Owners were nominated to the Board of Directors for 2025:

- Ashley Cleverly 3315 Marshall St. (She was not in attendance, but had previously communicated her desire to join).
- Carole Beard 6557 W. 34th Ave.

Both nominations were unanimously approved by the community.

The meeting was adjourned at 8:25 p.m.

Marshall Park Villas Condominium Association
Profit & Loss Budget Overview
 January through December 2026

	Jan - Dec 26
Ordinary Income/Expense	
Income	
Commission Income	144,200.00
Total Income	144,200.00
Gross Profit	144,200.00
Expense	
ACH Quarterly Bank Fee	245.00
Annual Filing Fees	75.00
Annual Meeting Room	72.00
Association Management	7,500.00
Federal Income Tax	50.00
General Maintenance/Repairs	8,220.00
Gutters	3,200.00
Insurance Expense	36,744.00
Landscape Contract	14,960.00
Office Supplies	100.00
Postage and Delivery	270.00
Reserves	7,264.00
Sanitation	7,500.00
Sewer Repairs	7,700.00
Snow Removal	6,800.00
Sprinkler System	6,500.00
State Income Tax	50.00
Tax Prep Fees	350.00
Trash Removal	6,600.00
Tree Maintenance	7,000.00
Water	23,000.00
Total Expense	144,200.00
Net Ordinary Income	0.00
Net Income	0.00

Marshall Park Villas Condominium Association
Profit & Loss
 January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Homeowners Dues	141,030.00
Interest Income	1,034.30
Total Income	142,064.30
Gross Profit	142,064.30
Expense	
ACH Quarterly Bank Fee	241.00
Annual Filing Fees	69.00
Annual Meeting Room	-27.55
Association Management	7,200.00
Federal Income Tax	75.00
General Maintenance/Repairs	226.28
Gutters	3,200.00
Insurance Expense	35,142.07
Landscape Contract	14,959.84
Legal	180.00
Misc. Landscape Projects	199.24
Office Supplies	92.55
Postage and Delivery	188.70
Sanitation	7,000.00
Snow Removal	7,200.00
Sprinkler System	7,874.55
State Income Tax	11.00
Tax Prep Fees	350.00
Trash Removal	6,390.88
Tree Maintenance	6,077.50
Water	21,196.16
Total Expense	117,846.22
Net Ordinary Income	24,218.08
Net Income	24,218.08

Marshall Park Villas Condominium Association
Balance Sheet
As of December 31, 2025

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating/Checking	14,459.40
Reserves/Savings	34,614.43
Wells Fargo CD	42,521.17
Total Checking/Savings	<u>91,595.00</u>
Accounts Receivable	
Accounts Receivable	<u>-2,955.00</u>
Total Accounts Receivable	<u>-2,955.00</u>
Total Current Assets	<u>88,640.00</u>
TOTAL ASSETS	<u>88,640.00</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	60,486.28
Retained Earnings	3,935.64
Net Income	24,218.08
Total Equity	<u>88,640.00</u>
TOTAL LIABILITIES & EQUITY	<u>88,640.00</u>

Marshall Park Villas Condominium Association
Profit & Loss Budget vs. Actual
 January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Homeowners Dues	141,030.00	141,120.00	-90.00	99.9%
Interest Income	1,034.30			
Total Income	142,064.30	141,120.00	944.30	100.7%
Gross Profit	142,064.30	141,120.00	944.30	100.7%
Expense				
ACH Quarterly Bank Fee	241.00	120.00	121.00	200.8%
Annual Filing Fees	69.00	70.00	-1.00	98.6%
Annual Meeting Room	-27.55	75.00	-102.55	-36.7%
Association Management	7,200.00	7,200.00	0.00	100.0%
Federal Income Tax	75.00			
General Maintenance/Repairs	226.28	15,000.00	-14,773.72	1.5%
Gutters	3,200.00	3,000.00	200.00	106.7%
Insurance Expense	35,142.07	35,187.00	-44.93	99.9%
Landscape Contract	14,959.84	15,280.00	-320.16	97.9%
Legal	180.00			
Misc. Landscape Projects	199.24			
Office Supplies	92.55	100.00	-7.45	92.6%
Postage and Delivery	188.70	130.00	58.70	145.2%
Reserves	0.00	8,508.00	-8,508.00	0.0%
Sanitation	7,000.00	7,000.00	0.00	100.0%
Snow Removal	7,200.00	6,000.00	1,200.00	120.0%
Sprinkler System	7,874.55	5,500.00	2,374.55	143.2%
State Income Tax	11.00			
Tax Prep Fees	350.00	350.00	0.00	100.0%
Trash Removal	6,390.88	6,600.00	-209.12	96.8%
Tree Maintenance	6,077.50	8,000.00	-1,922.50	76.0%
Water	21,196.16	23,000.00	-1,803.84	92.2%
Total Expense	117,846.22	141,120.00	-23,273.78	83.5%
Net Ordinary Income	24,218.08	0.00	24,218.08	100.0%
Net Income	24,218.08	0.00	24,218.08	100.0%

MARSHALL PARK VILLAS CONDOMINIUM
ASSOCIATION

ANNUAL MEETING

Thursday, February 26, 2026, 7:00pm

*In person meeting will be held at City of Wheat Ridge/Active Adult Center 6363
W. 35th Ave. Wheat Ridge, CO 80033 or via Conference Call In 1.916.235.1420
PIN# 557413*

The Annual Meeting of the Marshall Park Villas Condominium Association will be held on the above date and location. The meeting is scheduled for 7:00pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of January 31, 2026, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396, CO 80214, or email admin@realtyone-co.com.

PROXY

Marshall Park Villas Condominium Association

ANNUAL MEETING, Thursday, February 26, 2026

I, _____ am a member in good standing of the Marshall Park Villas Condominium Association under the provision of the legal documents governing said association (please check one of the following):

_____ I grant my proxy to the Secretary of the Marshall Park Villas Condominium Association.

_____ I grant my proxy to _____ (please name an individual who will vote your proxy at the February 26, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for February 26, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: _____, 2026 By: _____

Address: _____

MINUTES
Marshall Park Villas Condominium Association
Board of Directors Budget Meeting
January 15, 2026
7:00 p.m.

Call to Order

The Marshall Park Villas Condominium Association Board of Director's Budget meeting of January 15, 2026 was called to Order at 7:04 p.m. by President Debbie Vaughan.

Roll Call

All Board members, except Debbie Vaughan, met in person at 6525 W. 34th Avenue. Debbie Vaughan participated remotely by telephone.

Present:

- Debbie Vaughan, President
- Beverly Zeller, Board Member/On Site Property Manager
- Keith Kahler, Board Member
- Carol Beard, Board Member

Not Present: Ashley Cleverly, Board Member

2026 Budget Presentation

The proposed budget for 2026, as prepared by President Debbie Vaughan in conjunction with Beverly Zeller along with information and input from Realty One Inc. was mailed to each Board member several days prior to the meeting. Each line item was presented and discussed, and time was allowed for questions and answers.

Beverly Zeller motioned to approve the 2026 budget as presented, and the second motion was given by Carol Beard.

The following policies, recently amended in accordance with changes required by the State of Colorado, were approved and signed:

1. Policy of Marshall Park Villas Condominium Association Regarding Procedures for Collection of Unpaid Assessment
2. Policy of Marshall Park Villas Condominium Association Regarding Registration of Phone Number and Email Address

The meeting was adjourned at approximately 8:45 p.m.




Outlook

Marshall Park - Budget meeting Minutes 1-15-2026

From Debbie Vaughan <dkvmpv@gmail.com>

Date Wed 1/28/2026 7:16 PM

To admin realtyone-co.com <admin@realtyone-co.com>

 1 attachment (22 KB)

2026.01.15_Minutes_Budget mtg.docx;

Dana. The minutes of our budget meeting are attached.
Any invoice from the Sewer people yet?
Debbie