

MINUTES

Monroe Place Annual HOA meeting – 2/19/26

The meeting was called to order. Those present were Heather Hunt, Bob Hunt, Kevin Salsich, Charlie Hogan, Doug Capps, Yuni Han, Loyce Forrest, Hartley Goldstone, Larry Cormier, Kathy Shea and Greg Blais. There was a quorum.

The minutes from the last meeting were approved with no edits.

Old Business:

It was unanimously approved that our HOA will pay the cost of the interpreter required by the Hunts while attending HOA meetings.

Kevin provided his summary of controversies involving the Hunt's townhouse renovations. Heather provided her and Bob's position. Heather and Bob agreed to provide the information they and the city have, including but not limited to permits and engineers' reports for all structural work on their property. Kevin also expressed concern about outdoor lighting at the rear of Hunt home to which Heather responded. Heather and Kevin agreed to discuss the issue and attempt to resolve it.

A part of the Hunt's position is that these controversies are not covered by our bylaws. There was discussion about the need to review and possibly update the by-laws. Loyce agreed to provide the board with the names of three HOA attorneys for consultation. There will likely be a future special assessment needed to pay these fees.

Larry provided an overview of the current financial position of the HOA. We are in the red and have depleted our reserves. The recommendation of the officers will be provided under New Business.

New Business:

Kevin and Larry stated that West Works Management company has not been providing the quality/type of financial services we need and they have been difficult to work with. They have interviewed three other companies about doing the work we need as well as our previous management company, Realty One. Forrest at Realty One said they can provide the financial and other services we need. The cost of their services would be comparable to our current fees. It was moved and seconded to hire Realty One beginning April 1, 2026.

Based upon our current precarious finances, the board recommends an immediate increase in our monthly HOA dues. It was moved and seconded that the dues

immediately be increased to \$525 per household. Everyone should amend the amount they pay to Westworks commencing March 1, 2026.

Kathy Shea has been improperly billed by Denver Water for services that should have been billed to everyone. Currently, Larry estimates there is still \$5,000 owed to Kathy. It was moved and seconded to immediately reimburse Kathy in full. There will be a special assessment to cover the payment.

The following officers were unanimously approved:

Kevin Salsich, President

Kathy Shei, Vice President

Yuni Han, Treasurer

Larry Cormier, Secretary

The meeting was adjourned.