

2026 Annual LGH Homeowners Meeting

March 10, 2026

The Secretary's Notes

These notes have not been reviewed, much less approved, by the LGH Board.

The Meeting was called to order at 9:03 by President Cynthia Fite. She introduced the Associa representatives Karen Culter and Cyndi Gould who were in attendance and Matt Bramlett and Siriwan (Siri) Sellers who were not. See * below.

EDUCATION PROGRAM: Karen Culter instructed the Owners on TownSquare, the homeowner portal at the Associa website. Copies of the instructive handout were available. Karen provided the Associa Customer Care phone number—303-232-9200 — where owners can acquire their account numbers. That is also the number for reporting an emergency (like a water line break). Several homeowners said that the website won't let them in. Karen Culter promised to have Siri look into this. She provided Siri's email address (Siri.Sellers@associacolorado.com) as well as a sign-up sheet for attendees' questions about TownSquare access.

INTERLUDE: Cindy Fite announced Jane Metzger's death and informed attendees that two homeowners are in hospice, Mike Audino and Allan Cross. Cindy re-introduced the members of the current LGH Board and thanked the committee members each by name. She then outlined the committees and the work they have done and continue to do. She honored Edie Ramey for organizing the Association's files (awarded the "golden file folder"). She also honored Dee Becker for all her work in the gardens of the common areas and elsewhere (awarding Dee the "golden wheelbarrow").

RESERVES REPORT: Guy Bradley reported that 2025 opened with about \$257,00 in Reserves. Chief expenses paid from Reserves in 2025 included the repaving of E. 10th Avenue (for circa \$50K) and the re-topping of the rest of the LGH roads, the water main break at the 10th Avenue entrance, and various fence repairs. By the end of the year, the Reserves balance had "increased a little bit". Guy outlined twelve expected expenses for 2026, predicting about \$65K in expenditures from Reserves. He reported that our "Percent Funded" for 2026 is projected to be 59%, which he said is the highest it has been for years. It is projected that in 2042, we will have to fund new roofs. But more likely, hailstorms will alter that eventuality and, of course, involve insurance. Our annual contribution to the Reserves is \$85K. When adjustments all are made, the Association will have \$100K in CDs. Guy thanked Dan Beck for operating the software used to make these projections. (LGH owns the software which is no longer being updated.)

TREASURER'S REPORT: Much concern was expressed about the Reserves, but Todd Jacobsen reported that, in the long run, we were able to deposit more into Reserves than expected. Todd also reported that because of the lack of snow this winter, we are currently running below budgeted expenditures. Garbage collection and maintenance of common areas were the big increases for 2026, he said. He finished by recapping the impact of the defeat of the

insurance amendment and confirmed that we expect that expense to increase each year. He reported that the Board remains concerned about HOA fees and their impact on the sales of individual units.

* MEETING AFFIRMATIONS

- Cyndi Gould affirmed that we met the meeting notice requirements.
- In confirming the quorum, Cyndi Gould reported that 22 units were represented at the Meeting, either in present or by proxy. (Eleven units is a quorum.)
- Guy Bradley moved to waive the reading of the 2025 Owners Meeting minutes. That motion was seconded and passed. The 2025 minutes were subsequently approved.
- Cindy encouraged homeowners to run for Board membership and asserted that the Board is not the enemy.

PRESIDENT’S REPORT: Cindy acknowledged Bronco and Max for dealing the lights on the 10th Avenue entrance. She also mentioned the defeat of the amendment to shift insurance to the owners and apologized for not foreseeing the Owners’ response. She then to explain how little things that become big things—specifically she cited garbage collection. (Some Owners expressed their still disgruntlement.) Cindy referenced the fence on the east of 10th Avenue which continues to move into disrepair. Karen Hillstrom asked the cost of retaining wall at the 10th Avenue entrance. After some discussion it was determined that the answer was: \$30K+. Nancy Sherman requested that the owners who face the east fence on 10th Avenue be given plenty of notice and input to the repairs and its process. Cindy affirmed that Associa is at work on this. Cindy said that changing management companies had also looked like “a little thing.” (LGH switched from Homestead to Associa in September.) But LGH’s budget ratification schedule did not meet Associa’s timeline. She affirmed that it will meet that timeline in 2026. (Transition is complicated and takes time.)

Next, Cindy addressed LGH having two websites. Jan Hamilton is managing the legacy website and is handling it well. The secretary’s notes are posted there to keep the Owners informed before the minutes are approved. Whether we need to continue with the legacy website remains under discussion.

Cindy then acknowledged that she “scared” some homeowners in reporting that in January the Board had voted to remove extant community Rules. She clarified that the Rules were suspended only to be clarified and in order that a Rules Committee might reconcile all past versions. In February, the Board reinstated the emended Rules and Policies.

BOARD MEMBER ELECTIONS:

Cindy clarified that two seats on the Board are open and that two candidates have come forward. Then she called for nominations from the floor. There were none. There was a motion to elect the new Board by acclamation, which was seconded and passed. As the second newest homeowner, Marsha Asheim introduced herself. Todd Jacobsen affirmed that he would be pleased to remain on the Board. A voice vote was held, and both candidates were unanimously elected with no nay votes.

ANNOUNCEMENTS:

Cindy asserted that Homeowners can opt out of the directory.

Guy reported that state law does not include name, phone and email as personal identifying information.

Del Gautsche announced that on March 28 he and Ron Chamberlain will host a welcome-to-spring reception with cinnamon rolls from 9 to 11 at their home.

Cindy declared the Meeting adjourned at 10:47.