

Annual Meeting Minutes of
Recodo del Rio Owners Association
March 26, 2026 at 5:30 p.m.

1. Call to Order-
The Annual Meeting was held at The Wells Group, 1130 Main Avenue, Durango, CO 81301 on March 26, 2026. A Zoom option was also provided. Called to order at 5:38 pm.
2. Roll Call & Establish Quorum (20% of 46 units)
With only 18 members present in person, by proxy, and by zoom a Quorum was established.
3. Bruce made a motion to approve the Annual meeting minutes from April 25, 2023, Erik seconded the motion. All in favor and the motion carried.
4. DPM reviewed the 2025 financial reports
5. Old Business –
Roof repairs were made to the roofs and no leaks have been reported.
6. New Business –
 - Insurance renewed 3/11/2026-3/11/2027 at \$53,741
 - Grasshoppers will continue to do the landscaping services and have been made aware of the adjustments to the areas where weeding needs to be more focused on as well as the sprinkler head repairs that were not done last year.
 - Snow removal contract is on a 3 year contract
 - Asphalt Repairs; Kenda is waiting for a bid for just the stripping from Durango Striping. Sasquatch has provided a bid for all asphalt to be removed and completely re-done. The board has decided to move forward with just the crack sealant and re-stripping the parking lot.
 - A committee was formed to look into other options to replacing the stucco. The committee consists of Eugene Salaz and David in unit #33
 - Amended the Bylaws to change the annual meeting quorum to 20% instead of needing the majority to be present.
7. Open discussion from homeowners
Wood fencing by the park/dumpster area needs to be repaired. Darren Cioppa and Meagan Johnson stated they would fix this with the approval of the board. DPM will send out notifications to the owners regarding moving and dumping larger items outside of the

10 pm quiet hours and regarding the quiet hours in general.
Meagan Johnson is still looking to get new signage for picking up after pets

8. The 2026 budget was reviewed and discussed. There were no objections to the HOA dues to be increased starting March 1st, 2026 from \$180 to \$210. The budget was ratified for 2026.
9. Elections of Board of Directors: Three board seats are available. Len, and Eugene self-nominated and Len withdrew. Meagan and Ashley self-nominated as well. Len made a motion to approve the new board of directors Eugene Salaz, Meagan Johnson, and Ashley Delehunt. David seconded the motion. All were in favor and the motion carried.
10. Bruce Buehling made a motion to adjourn, Stephanie Dial seconded the motion. The meeting was adjourned at 6:44 pm.