



THE RESERVE

**The Reserve 2026 Annual Meeting Minutes
Estes Park Community Recreation Center
Wednesday, October 7, 2026 7 PM**

Agenda:

Call to Order

President Nelson called the meeting to order at 7 pm. A quorum was observed as 32 lots were represented by attendance or proxy. Twenty eight people were present.

The proposed agenda was approved unanimously. Motion made by D. Bishop, seconded by M. Polson.

Guest Speakers-

Sara Barden, Jon Landkamer, and Chief Kevin Nunn from the Estes Valley Fire Protection District were introduced by Nelson. Barden gave a presentation covering several elements of fire safety, including home hardening, defensible spaces, action plans, and evacuation preparations. All three representatives answered questions from the audience.

President's report-

Nelson recognized and thanked a number of people for their contributions to the HOA over the past year, including: the entire Board, the Solos (hosting the annual HOA picnic), R. Unruh (chair of ACC committee). L. Weissenrieder (sprinkler maintenance and ACC committee), D. Claussen (mailbox snow removal), S. Weissenrieder and M. Polson (coordinating weed mitigation), and A. Groesbeck (financial review).

He also reported on two lot sales and one lot listed during the past year.

Treasurer's Report -

Marlys Polson summarized the 2026 financials and presented the proposed 2026 budget that will be voted on by the Board in November. She reviewed the process used to develop and review the HOA's financial records. She pointed out that there is no change in assessments expected, that the operating budget will show a slight operating shortfall, and that expenses in 2027 will be largely similar to 2026.

ACC report: R. Unruh reported the 2026 activities of the ACC which included approval of 2 modification of residence, 3 landscaping modifications, and 3 fencing modifications.

Secretary's Report

R. Lawson presented the 2025 Annual Meeting minutes which were unanimously approved. Motion made by M. Polson, seconded by J. Morriss.

Old Business:

None

New Business

Board of Directors results were tallied and reported by R. Lawson. J. Morriss was elected with 31 votes.

The meeting was adjourned at 7:58 PM. Motion made by J. Morriss and seconded by M. Polson.

Respectfully submitted by R. Lawson, Secretary.