



THE VINEYARDS AT VISTA SAN JUAN HOMEOWNERS ASSOCIATION I · MONTROSE, COLORADO

P.O. Box 966 · Montrose, Colorado 81402 · thevineyardshoa1@gmail.com · thevineyardshoa1.org

October 12, 2026

Dear Fellow Vineyards HOA I Homeowner,

On October 8 the Board reviewed two proposed budgets for 2027. Our costs have risen — water, repairs, insurance, and legal and accounting — and **today’s dues of \$120 a month will not cover either budget**. How much depends on a question only owners can answer: **will enough of us volunteer to serve on the Board?**

Two Ways Forward

These two budgets cover all the known costs and set aside \$4,000 a year in reserves for future repairs.

	Option A — We run it ourselves	Option B — We hire a manager
Monthly dues	\$130 — up \$10 a month (\$120 a year)	\$140 — up \$20 a month (\$240 a year)
Who does the work	Volunteer Board members, with our bookkeeper	A professional management company, overseen by the Board
What it depends on	Owners willing to serve as Secretary, Treasurer and Vice President	Bids from local management firms, which the Board is requesting now

Option A costs everyone less and keeps our five-year plan on track for the years ahead. But it only works if the Association has enough qualified volunteers to do the required work.

Why We Need You

We need to fill three officer positions: **Secretary, Treasurer and Vice President**. The **Secretary and Treasurer positions are the most critical**. The Secretary seat is open now, the Treasurer position will be vacant in January, and both must be filled by January 1, 2027 at the latest. All three can be filled by Board appointment.

If we do not have qualified candidates for these positions by the end of October, the Board will have to adopt Option B and hire a management company.

WHAT EACH POSITION INVOLVES

- Secretary** — manages Board and owner meetings: reserves meeting sites; creates, posts and sends meeting agendas and notices as well as meeting minutes. Also keeps up with the Association’s email, records, and owner contact list. Suits someone organized and comfortable learning the Association’s policies and managing notices, meetings, and filing using a computer and AI tools.
- Treasurer** — oversees the Association’s funds and bank accounts, signs checks, works with our bookkeeper on the monthly statements, reports at Board meetings on actuals, and helps prepare the annual budget. Suits someone comfortable with accounting and spreadsheets.
- Vice President** — stands in for the President and takes on projects such as insurance, contracts, and potentially overseeing the management contract and following up with vendors. Suits someone who likes to see things through.

Time: about 25–30 hours a month, plus four Board meetings and two owner meetings a year. The Board has written procedures for meetings, minutes and notices, and will help you get started.

What Happens Next

THE TIMELINE

- **By Friday, October 30** — let us know if you are willing to serve, using the form below, by email, or by mail.
- **Early November** — the Board meets to adopt one budget, based on your response and the management bids. The meeting notice will be posted on the website and at the community mailboxes.
- **By November 25** — every owner receives the official notice and a summary of the adopted budget by mail.
- **Saturday, December 5, 3:00–5:00 p.m.** — owners' budget meeting at the Montrose Police Department Community Meeting Room. The budget stands unless a majority of all owners — 28 of 54 — votes to reject it.
- **January 1, 2027** — new dues take effect.

Questions? Email us at thevineyardshoa1@gmail.com or write to P.O. Box 966, Montrose, CO 81402. Thank you for your support of our community.

Sincerely,

The Board of Directors

The Vineyards at Vista San Juan Homeowners Association I

thevineyardshoa1@gmail.com · thevineyardshoa1.org

I'M WILLING TO HELP — PLEASE RETURN BY FRIDAY, OCTOBER 30, 2026

Name: _____ Phone: _____

Address in The Vineyards: _____

Email: _____

I am interested in (check any): ☐ Secretary ☐ Treasurer ☐ Vice President ☐ Please contact me with questions

Mail to P.O. Box 966, Montrose, CO 81402, or email the same information to thevineyardshoa1@gmail.com. The Board will use your contact details only to reply to you.