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

Notice of Special Board Meeting

November 5, 2026 · 6:15 p.m. · Montrose Regional Library

Date and time — Thursday, November 5, 2026, 6:15 – 6:45 p.m.

Location — Montrose Regional Library, Community Meeting Room, 320 S. 2nd St., Montrose, Colorado

Format — Hybrid — in person, or by Zoom at zoom.us/j/88054237403 · Meeting ID 880 5423 7403 · Passcode 745922.

Meeting — Special meeting of the Board of Directors, called by the President

WHAT THE BOARD WILL TAKE UP

- Report on how many owners replied to the Board's October letter asking for volunteers to serve on the Board
- Adopt one 2027 budget — dues of $130 (self-managed) or $140 (professional management) per home per month; dues today are $120. A one-page summary of both options is posted with this notice.
- Owners' budget ratification meeting — Saturday, December 5, 2026, 3:00–5:00 p.m., Montrose Police Department Community Meeting Room. Notice and a summary of the adopted budget will be mailed to every owner.

All owners are welcome to attend. Owners may comment, in the room or by Zoom, before the Board votes. The Board will address comments in more detail at the December 5 ratification meeting.

If you are not able to attend, please send your comments to thevineyardshoa1@gmail.com or P.O. Box 966, Montrose, CO 81402, so the Board can address them at the December 5 meeting.

Questions, or a copy of the budget summary or meeting documents: thevineyardshoa1@gmail.com

Scan to join by Zoom · Meeting ID 880 5423 7403 · Passcode 745922

The Board of Directors at Vineyards HOA 1 · Posted October 27, 2026