

2026 ANNUAL MEETING/2027 BUDGET RATIFICATION MEETING

STAR POINT CONDOMINIUM ASSOCIATION, INC

Date: Thursday, October 15, 2026

Time: 6:00 PM Check-in | Call to Order 6:30 PM

Location: Thornton Community Center, Eppinger Classroom, 2211 Eppinger Blvd, Thornton, CO 80229

Purpose of the Meeting

To hold the 2026 Annual Meeting of the Membership and to ratify the proposed 2026/2027 Budget.

At this meeting, members will:

- Receive community updates and reports.
- Elect members to the Board of Directors
- Review and ratify the proposed budget.

Budget Ratification

The Board of Directors is proposing a 4% increase in HOA dues for operating expenses and ensuring the minimum of 15% is allocated to reserves in 2027.

In accordance with the **Colorado Common Interest Ownership Act (C.R.S. §38-33.3-303(4))**, the proposed Budget has been approved by the Board of Directors and is included in this packet for your review. Unless **a majority of all unit owners (78 owners)** vote to reject the budget at the meeting, the budget will be **deemed ratified** and take effect **November 1, 2026**.

Board of Directors

1. William Machemer – President
2. James Garcia – Vice President
3. Luiz Pinheiro – Treasurer
4. Marica Lechuga – Secretary
5. Tina Lucido – Member-at-Large

Open Positions: There are two (2) open positions on the Board of Directors for two-year terms. *The affairs of this Association shall be managed by a Board of not less than three (3) nor more than seven (7) Directors. Directors shall be Members which, in the case of Declarant, shall include the officers, directors and employees of Declarant, and in the case of other corporate Members shall include the officers and directors of each such corporate Member. The number of Directors may be increased by amendment of the Bylaws of the Association. At each annual meeting thereafter the Members shall elect the appropriate number of Directors to serve a two-year term.*

If you are interested in serving on the Board, please complete the enclosed **Board Candidate Information Sheet** or **Self-Nomination Form** and return it by **12:00PM on October 15, 2026**, to **support@accuinc.com** or bring it to the meeting.

Quorum and Proxy Information

Per the Association's Bylaws, a quorum of 50% of the total votes of the Association (77 units) is required to conduct the Annual Meeting.

If you are unable to attend, please submit your Proxy Form included in this packet by **12:00 PM on October 15, 2026, via:**

- Email: support@accuinc.com
- Mail: 1873 S. Bellaire Street, Suite 1500, Denver, CO 80222
- Or in person at the meeting.

Your proxy ensures quorum is achieved and allows the community to conduct required business.

Enclosures

1. Meeting Agenda
2. Proposed 2027 Budget
3. Proxy Form
4. Board Candidate Information Sheet / Nomination Form
5. Homeowner Education Notice – Understanding Reserves

Contact Information

If you have questions regarding the meeting, budget, or materials enclosed, please contact:

Jessica Lingenfelter

Email: support@accuinc.com | Phone: 303-733-1121

We look forward to your participation in the upcoming Annual Meeting.
Your engagement helps shape the direction and success of our community.

2027 Budget Ratification Agenda

October 15, 2026 | 6:30 PM

- I. Call to Order
- II. Introduction of the Board
- III. Proof of Notice
- IV. 2027 Budget Presentation/ Treasurer's Report
- V. Ratification of 2027 Budget – unless vetoed by 78 homeowners
- VI. Adjournment

2026 Annual Meeting Agenda

To Immediately Follow Budget Ratification

- I. Call to Order - Annual Meeting
- II. Verification of Quorum- 50% or 77 units
- III. Proof of Notice
- IV. Approval of 2025 Annual Minutes
- V. Reports of Officers
 - President's Report
- VI. Election of Directors
 - Two positions for 2-year terms
 - Nominations from the floor
 - Introduction of Candidates
- VII. Homeowner Forum
- VIII. Adjournment

Star Point Condominium Association, Inc

2027 Proposed Annual Budget

	2026	2027	% Variance
Income			
Income			
41000 - Monthly Assessments	568,431.60	591,168.86	4.00 %
41100 - Deferred Replacement Reserves	(65,000.00)	(88,675.33)	36.42 %
49999 - Loan Payback	(57,500.00)	-	(100.00) %
Loan	-	57,500.00	100.00 %
Operating	(57,500.00)	(57,500.00)	.00 %
Total Income	445,931.60	502,493.53	12.68 %
Reserve Income			
70000 - Reserve Income	58,000.00	88,675.33	52.89 %
Total Reserve Income	58,000.00	88,675.33	52.89 %
Total Income	503,931.60	591,168.86	17.31 %
Expense			
Building Maintenance			
50000 - Building Maintenance	25,000.00	25,000.00	.00 %
50800 - Electrical	1,500.00	1,500.00	.00 %
50801 - Lighting	750.00	750.00	.00 %
50900 - Plumbing & Sewer	10,000.00	10,401.93	4.02 %
51400 - Roof & Gutter Repairs	6,000.00	6,000.00	.00 %
51501 - Fire Panel Maintenance	4,000.00	4,000.00	.00 %
51600 - Rubbish Removal	31,000.00	31,000.00	.00 %
51800 - Painting	1,500.00	1,500.00	.00 %
52300 - Other Repairs & Maintenance	12,000.00	12,000.00	.00 %
Total Building Maintenance	91,750.00	92,151.93	.44 %
Utilities			
54100 - Electric & Gas	5,600.00	5,400.00	(3.57) %
54300 - Water & Sewer	68,000.00	68,000.00	.00 %
Total Utilities	73,600.00	73,400.00	(.27) %
Exterior Maintenance			
57200 - Landscape Contract	28,000.00	26,000.00	(7.14) %
57201 - Landscape Extras	6,000.00	11,000.00	83.33 %
57300 - Snow Removal	20,000.00	18,000.00	(10.00) %
57500 - Backflow Inspection & Repairs	7,500.00	7,200.00	(4.00) %
57510 - Irrigation Repairs	9,000.00	8,000.00	(11.11) %
57700 - Trees/Shrubs/Sod	5,500.00	5,000.00	(9.09) %
58010 - Pest Control	750.00	750.00	.00 %
58100 - Fence Repairs	1,500.00	1,500.00	.00 %
58900 - Other Grounds Repairs & Maintenance	10,264.72	-	(100.00) %
Total Exterior Maintenance	88,514.72	77,450.00	(12.50) %

Star Point Condominium Association, Inc

2027 Proposed Annual Budget

	2026	2027	% Variance
Administration			
60120 - Mailing Service Charges	5,500.00	5,506.60	.12 %
60130 - Answering Service and Phone Charges	500.00	500.00	.00 %
60160 - Web Service Fee	750.00	750.00	.00 %
60200 - Management Fees	31,800.00	31,800.00	.00 %
61400 - Miscellaneous Admin Expense	3,700.00	3,700.00	.00 %
61600 - Legal Expenses-General	7,500.00	7,500.00	.00 %
61900 - Accounting Services	2,500.00	2,500.00	.00 %
62100 - Reserve Study	-	1,260.00	100.00 %
Total Administration	52,250.00	53,516.60	2.42 %
Taxes, Insurance & Interest			
63253 - Loan Payment Interest - CIT	26,500.00	26,500.00	.00 %
63400 - Insurance	121,625.00	121,625.00	.00 %
63500 - Income Taxes	-	350.00	100.00 %
Total Taxes, Insurance & Interest	148,125.00	148,475.00	.24 %
Total Expense	454,239.72	444,993.53	(2.04) %

2026/2027 Association Dues per Allocated Interest

<u>Units</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>
101	\$ 265.71	\$ 265.71	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37
102	\$ 391.70	\$ 391.70	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41
103	\$ 265.71	\$ 265.71	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37
104	\$ 265.71	\$ 265.71	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37
105	\$ 391.70	\$ 391.70	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41	\$ 407.41
106	\$ 265.71	\$ 265.71	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37	\$ 276.37
207	\$ 237.29	\$ 237.29	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81
208	\$ 413.01	\$ 413.01	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58
209	\$ 342.44	\$ 342.44	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18
210	\$ 237.29	\$ 237.29	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81
211	\$ 237.29	\$ 237.29	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81
212	\$ 413.01	\$ 413.01	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58	\$ 429.58
213	\$ 342.44	\$ 342.44	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18	\$ 356.18
214	\$ 237.29	\$ 237.29	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81	\$ 246.81

Dues Change November 1, 2026

STAR POINT CONDOMINIUM ASSOCIATION, INC.

PROXY FORM

For the 2026 Annual Meeting & 2027 Budget Ratification

OWNER INFORMATION

I, the undersigned Owner of property located at:

Property Address: _____

(Within Star Point Condominium Association, Inc.) will not be able to attend the Annual Meeting scheduled for Thursday, October 15, 2026, and hereby authorize the following disposition of this proxy pursuant to C.R.S. § 38-33.3-310(2).

PROXY OPTIONS (SELECT ONE)

☐ Option 1 – Quorum Only

I choose not to assign my proxy to any person but wish to have it counted solely for quorum purposes.

☐ Option 2 – Designated Individual Proxy

I hereby appoint _____ as my lawful proxy holder to vote and act for me, with full power of substitution and revocation, upon any and all matters that may lawfully come before the membership at the meeting.

☐ Option 3 – Board Proxy

I hereby appoint the Board President of Star Point Condominium Association, Inc. to vote and act for me, with full power of substitution and revocation, upon any and all matters that may lawfully come before the membership at the meeting.

CERTIFICATION & REVOCATION NOTICE

I certify that I am the Owner of record of the property listed above and that I have obtained the consent of all co-owners, if any, to issue this proxy. I understand that: This proxy is revocable by me at any time before it is exercised, by written notice to the Association or by attending and voting in person. This proxy shall automatically expire eleven (11) months after the date signed below unless revoked earlier. This proxy shall be used in accordance with C.R.S. § 38-33.3-310(2)–(4) and the Association's governing documents.

Printed Name of Owner: _____

Signature of Owner: _____

Date of Signing: _____

SUBMISSION INSTRUCTIONS

Please return your signed proxy no later than 12:00 PM on October 15, 2026, using one of the following methods:

Mail or Hand-Deliver:

Star Point Condominium Association, Inc.

c/o Jessica Lingenfelter

1873 S. Bellaire Street, Suite 1500

Denver, CO 80222

Email: support@accuinc.com

STAR POINT CONDOMINIUM ASSOCIATION, INC.
2025 ANNUAL MEETING
December 18, 2025 | 6:30 PM

2026 Budget Ratification Minutes

Call to Order

The Budget Ratification Meeting was called to order at 6:31 PM. The members present were Luiz Pinheiro Jr., Maria Lechuga, and Tina Lucido. Also present was Jessica Lingenfelter with ACCU.

Treasurer's Report

The Treasurer reported the Association is currently \$17,000 under budget year-to-date; however, most of the surplus will offset the retaining wall project overage, which came in approximately \$60,000 above the original scope. The loan secured for the project provided additional financial cushion, and reserves remain healthy. The budget restores a 10% reserve contribution to meet FHA compliance, totaling \$58,000 for 2026 (a 31.22% increase). Dues will remain unchanged, with other budget adjustments made to accommodate the increased reserve funding. Any year-end surplus will be added to reserves.

Ratify 2026 Budget

The Board discussed the 2026 budget with the homeowners present. There will be no fees increased as promised, due to the loan for the retaining wall being passed. Not a majority of the homeowners were present, as required, to veto the budget. Therefore, the budget was deemed approved.

Adjournment

There being no further business to come before the Board, motion by Luiz and seconded by Tina to adjourn the budget ratification meeting at 6:42 PM. With no further discussion from the Board or homeowners present, the motion passed unanimously.

2025 Annual Meeting Minutes

Verification of Quorum

Jessica reported that the quorum requirement is 77 in person or by proxy. A quorum for this meeting was a total of 15 either in person or by proxy, which means quorum requirements were not met, therefore, business for the 2025 Annual Meeting could not be conducted.

STAR POINT CONDOMINIUMS ASSOCIATION
2025 ANNUAL MEETING – SECOND ATTEMPT
January 22, 2026 | 6:30 PM

2025 Annual – Second Attempt Meeting Minutes

Verification of Quorum

Jessica reported that the quorum requirement is 39, and 41 were present in person or by proxy. Quorum requirements were met.

Call to Order

William, the President, called the 2025 Annual Meeting Second Attempt to order at 6:32 PM.

Proof of Notice of Meeting

Jessica reported the annual meeting notice was mailed on January 5, 2026. Mailing requirements were met.

Approval of Annual Meeting Minutes

The 2022 Annual Meeting minutes were presented. Motion by William and seconded by Tina to approve the 2022 Annual Meeting minutes as presented. With no further discussion by homeowners present, the motion passed unanimously.

Election of Director

Jessica announced that all Board positions were up for election with three positions open for two-year term expiring in 2028, and two positions over for a one-year term expiring at the 2026 Annual Meeting. Michael Black did not seek re-election. Applications were received from Tina Lucido, Luiz Pinero, and Maria Lechuga. Nominations were then opened to the floor, and William Machemer and James Garcia were nominated. With no additional nominations, Jessica confirmed that all Star Point Board of Directors positions had been filled. The Board will determine officer positions at the next Board Meeting. With no further discussion from homeowners present, the motion passed unanimously.

Homeowner Education

The Managing Agent explained as part of the Annual Meeting there needs to be Homeowner Education once a year. Jessica provided education to the homeowners on the new collection bill HB25-1043 that went into effect October 1, 2025.

Adjournment

There being no further business to be brought before the 2025 Annual Meeting, Luiz moved, seconded by Tina, to adjourn the meeting at 6:43 PM. With no further discussion by the homeowners present, the motion passed unanimously.

Star Point Condominium Association

BOARD MEMBER INTEREST FORM

*The Bylaws of the **Star Point Condominium Association** allow for a five-member Board of Directors, serving a two-year term, and each may run again when their term expires. Please complete the following information if you are interested in being considered to serve on the Star Point Board of Directors.*

The qualifications are:

1. You must be the titled owner of a unit in the association.
2. Your assessment account must be paid in full (no past due balances).
3. You must be available for the monthly Board Meetings.
4. You must be willing to make decisions based on the current financial ability of the association and the good of the community as a whole, using sound business judgment.

Please send Interest form before October 15, 2026

Mail your interest form to:

**Star Point Condominium Association
c/o ACCU, Inc
1873 S Bellaire St, Suite 1500
Denver, CO 80222**

or Email to:

support@accuinc.com

Name: _____
Address: _____
Telephone: _____
E-Mail: _____

Please provide a brief statement describing your interest in serving on the Board, your availability to attend monthly meetings, and any qualifications or experience that may support your candidacy:

HOMEOWNER CONTACT INFORMATION SHEET

Pursuant to HB25-1043, the Association periodically requests updated homeowner contact information to ensure your account stays current. If your contact information has changed—or if you are unsure what we have on file—please complete and return this form using one of the delivery methods below. Some homes have more than one owner; if your home does not, you may leave the additional owner sections blank.

PROPERTY INFORMATION

Property Address (Unit #): _____

MAILING & CONTACT PREFERENCES

Mailing Address (if different from Property Address):

Preferred Contact Method: ☐ Email ☐ Phone ☐ Mail ☐ Text (SMS)

Language Preference (optional): _____

Owner 1 (Primary) Name: _____

Owner 1 (Primary) Email: _____

Owner 1 (Primary) Phone: _____

Consent to Electronic Notices (email): ☐ Yes ☐ No Consent to Text (SMS) Notices: ☐ Yes ☐ No

Owner 2 (Primary) Name: _____

Owner 2 (Primary) Email: _____

Owner 2 (Primary) Phone: _____

Consent to Electronic Notices (email): ☐ Yes ☐ No Consent to Text (SMS) Notices: ☐ Yes ☐ No

OCCUPANCY & EMERGENCY CONTACTS

Is the unit currently owner-occupied? ☐ Yes ☐ No

Tenant/Occupant Name(s): _____

Tenant/Occupant Phone/Email: _____

Emergency Contact (non-occupant): _____

Relationship: _____ Phone/Email: _____

Mail a legible copy to:
ACCU, Inc. — c/o Star Point Condominium Association
1873 S. Bellaire Street, Suite 1500, Denver, CO 80222

OR Email a legible copy to: support@accuinc.com

Thank you for helping us keep your account and community records up to date.

Where Part of Your Dues Goes for the Future

Your association has expenses that don't happen every year. Reserves help set money aside now so the community can pay for those future projects when they're needed without a surprise bill later.

UNDERSTANDING RESERVE FUNDING

Your assessment splits into two buckets. The **operating** bucket pays this year's recurring bills: insurance, utilities, snow removal, landscaping, trash, management. The **reserve** bucket is savings for the large, predictable replacements that arrive every 10, 20, or 30 years.

Reserves are also a fairness mechanism. The asphalt wears a little every year you live here. Funding reserves means each owner pays for the wear that happens on their watch, instead of leaving the whole bill to whoever happens to own the home the year it fails.

EVERY COMMUNITY HAS RESERVE COMPONENTS — THEY JUST DIFFER

Single-family HOA • Private streets and asphalt • Pool, clubhouse, playground • Entry monuments and signage • Perimeter and common fencing • Irrigation systems and pumps • Trails, lighting, detention ponds • Retaining walls	Townhome / attached • Roofs and gutters • Siding, trim, exterior paint • Decks, balconies, stairs • Driveways and private drives • Fencing and site walls • Common landscaping • Mailbox kiosks	Condominium • Roofs and building envelope • Elevators, boilers, chillers • Corridors, lobbies, finishes • Parking structures and decks • Plumbing and electrical systems • Fire and life-safety systems • Windows and balcony railings
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HOW THE NUMBER GETS SET

1 Inventory A reserve professional lists every component the association is responsible for replacing.	2 Life and cost Each component gets a remaining useful life and a current replacement cost, adjusted for inflation.	3 Funding plan The study models contribution levels — commonly baseline, threshold, and full funding — and what each one risks.	4 Budget Your Board picks a level and builds it into the annual budget. Percent funded tracks how you're doing.
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Percent funded compares the cash actually sitting in the reserve account with what the study says should be there by now. It is the single fastest read on a community's financial health.			
Under 30% Elevated risk. A major component failing early likely means a special assessment or a loan.	30–70% Fair. Many associations sit here. Direction of travel matters more than the number itself.	Over 70% Strong. Scheduled work gets funded from reserves without an extra bill to owners.	

UNDERFUNDING DOESN'T AVOID THE COST — IT CHANGES THE FORM

Special assessment The same dollars, owed at once, on someone else's timing. Often thousands per home, with a short window to pay.	An association loan Spreads the hit, but adds interest and closing costs. You pay more for the same roof, and the debt shows up at resale.	Deferred maintenance The cheapest-looking option now and the most expensive later. A failed roof takes the drywall, insulation, and framing with it.
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WORTH ASKING AT THE ANNUAL MEETING 1. When was our reserve study last updated, and was it a full study or an update? 2. What percent funded are we today? 3. Which funding level did the Board adopt, and why? 4. What major components come due in the next five years?	What Colorado does and doesn't require Colorado requires your association to adopt a written reserve study policy — one of the nine responsible governance policies under CCIOA — covering when a study is prepared, whether there is a funding plan, and where the money will come from. What state law does not do is mandate that a study be performed on a set schedule, or set a minimum percentage that must go to reserves. Those choices belong to your Board, which is exactly why they are worth asking about.
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Want to see your community's numbers? Your ACCU manager can walk you through the reserve study and the current funding level.

Colorado reference: C.R.S. § 38-33.3-209.5(1)(b)(IX), reserve study policy. Industry practice is to update a reserve study every three to five years; your governing documents and Board policy control. Owners of condominium units: reserve funding also affects conventional mortgage eligibility beginning with loan applications dated on or after January 4, 2027 — see the companion Owner Education page on reserve funding requirements.

This page is general information for homeowners and is not legal, lending, tax, or financial advice. Consult association counsel and a qualified reserve professional regarding your community.