

**Victorian Gables HOA, Annual Homeowners Meeting**  
**December 14, 2025**  
**Fort Collins Senior Center, Twinberry Auditorium and Zoom**

**HOA Board Present:**

Scott Novogoratz, President #39  
Paul Eckhoff, Vice-President #2  
Ted Huston, Treasurer #21

LeAnn Payton, Director #23  
Dale Noel, Director #12  
Ron Segul, Director #30

**Board Adjacent Leaders Present:**

Karen Habel, Insurance Chair #4  
Kathy Fay, Architecture Chair #22

Steve Hansen, Architecture #28  
Ron Segul, Architecture #30

**Homeowners Present (20 units)**

Marty Vaughan via Zoom #1  
Karen Habel, #4  
Ida White #9  
Shara Stills #11  
Sunit & Janea Bhalla via Zoom #13  
Rosemary Rader #21  
LeAnn Payton #23  
Steve Hansen via Zoom #28  
Ande Wahl #31  
Scott Novogoratz #39

Paul Eckhoff #2  
Virgil Hancher #8  
Ellen Eihausen #10  
Diane & Dale Noel #12  
Nancy Glenn #20  
Kathy Fay #22  
Dick Lawson #24  
Ron Segul #30  
Ernestine Munsey #33  
William Sutton #40

**Homeowners Present By Proxy and named Proxies (13 units)**

MJ Vaughan #1 (Paul Eckhoff)  
Audrey Landt #5 (Dick Lawson)  
John Mercier #6 (Dick Lawson)  
Beth Molenaar #7 (Scott Novogoratz)  
Ceci Garza-Aragon #14 (Michael Aragon)

Celeste Hammon #24 (Dick Lawson)  
Bonnie Geter #20 (Ernestine Munsey)  
Mary Lou Lewis #25 (Dick Lawson)  
Fred Rubin #26 (Scott Novogoratz)  
Ida Sinden #32 (Dick Lawson)  
Morgan Bolls #34 (Dick Lawson)  
Mark Cunningham #36 (Ernestine Munsey)  
Jackson Hulett #37 (Dale Noel)

**Homeowners not in Attendance (7 units)**

Richard Coupe #3	Susan Cavender #17
Christopher Bailey #18	Sally Wilke #27
Andres Gavaldon #29	Lanette Moore #35
LaVonne Armstrong #38	

**Call to Order:** The meeting was called to order at 3:05 p.m. by President Scott Novogoratz. Meeting was held in person at Twinberry Auditorium at the Fort Collins Senior Center with remote Zoom access provided for any homeowners who wished to join remotely. A total of 33 units were represented by either in-person attendance, Zoom or proxy, thereby achieving a quorum. The slides presented are uploaded to the homeowners website [here](#) for those interested and shall become a part of these minutes by reference herein.

**President's Report:** Scott presented the members of the Board and the Standing Committees within the community and thanked all for their continued work and support. Scott also thanked the members of the community for their continued work in maintaining the community and support.

**2024 Annual Meeting Minutes:** The 2024 Annual Meeting Minutes were approved unanimously with a motion to approve from Dick Lawson and a second from Kathy Fay.

**Annual Meeting Presentation:** [here](#)

**Architecture Report:** Kathy Fay reported for the Architecture Committee.

**Landscape Committee.** Paul Eckhoff reported for the Landscape Committee.

**Insurance Committee:** Karen Habel reported for the Insurance Committee.

**Treasurer's Report:** Ted Huston presented the Treasurer's Report, setting forth graphs for percentages of the budget going to certain expenses and projections for the coming years.

**Questions:** The majority of the remaining time was spent discussing those questions posed by Scott prior to the meeting. Those are as follows:

#1 Are you satisfied with the overall maintenance and appearance of the community, including your unit? If not, what would you do differently?

Dick Lawson - - current dues are too high and possibly that is a reason that we have not sold the units currently for sale. This might also affect sales of any units in the future.

Nancy Glenn - - the units were looking dated, and the painting that has been done is phenomenal and has contributed to increased value of the community.

Kathy Fay - - agrees with the comments regarding painting. The new paint makes a statement for the community.

Will Sutton - - the common area berm outside his unit to the north does not get any use because of its design, but agrees that there may not be much that can be done to increase the use.

Dick Lawson - - have we had any feedback on the xeriscape as to decrease in water usage?

Ted Huston - - yes, the xeriscape was expensive and his own xeriscape has been expensive but we have not been long enough into the project to determine benefits as to costs.

Scott summarized the comments - - generally, the community appears to be happy with the overall maintenance and appearance of the community.

#2 Looking at the Annual Budget, do you think there is room for improvement? If so, what would you suggest?

Eric James - - is it possible to divide the units up into two groups or something to “self insure” in order to make the insurance expense less? Have we gotten quotes recently for expenses to make sure we are getting the best “deal” we can?

Response: Self insuring, as an HOA, is not permitted under Colorado law. Individually insuring with HO3 policies have trade-offs, as noted in the slide presentation.

Dick Lawson - - maybe we should consider pushing some improvements down the road to decrease the need for so much in replacement/repair funds.

Response: Costs don't disappear, but contribute to *deferred maintenance*. Consequences of delaying need to be weighed (increased future cost, failure to act causing more damage, etc).

Michael Aragon - - have we gotten quotes for water, grass, etc, again to make sure we are getting the best price available.

Response: Recommendations for reputable/reliable names of contractors are always welcome.

Karen Habel – we have been getting quotes (Estes Park especially) on road repaving from outside town because Fort Collins providers are expensive.

Karen Habel - we have been exploring options to insure smaller clusters of homes (1-6, 7-12, etc) to have lower “exposure” allowing smaller companies to enter the pool, but there may be unintended consequences (inequitable coverage, etc).

#3 The HOA will have about \$180,000 in the Replacement Reserve fund at year-end. This fund exists for future replacement projects and to assure funds are available if there’s a significant unexpected replacement expense. Years ago, the Board set forth a policy requiring a minimum \$10,000 contribution annually to this fund. What guidance would you provide to the Board about this Replacement Reserve Fund?

Eric James - - maybe we could limit access to our road by neighbors in some way and, thereby, decrease the wear and tear on the road so it would not have to be replaced soon. A chain across the access off the one cul-de-sac might work. ANSWER – fire access might be hindered, and we might not be allowed to chain it off.

Kathy Fay - - recently heard a good analogy – our houses are the box for our stuff and we have to keep our houses in good repair. Currently, the \$180,000 sounds like a good amount but, if we don’t add to it, we may run into a “surprise” at some time in the future that we cannot pay for.

Rosemary Rader - - if we use the \$180,000 and have not continued to contribute to it, then we might have a problem in the future in paying for items that come up.

Karen Habel - - many HOA's appear to be going to homeowners paying their own insurance and being responsible for hail/wind damage. This does not negate our total insurance requirements because a large amount of that expense is liability coverage.

Ernestine Munsey - - there were a number of years that we did not add to this fund as we had determined we should.

Will Sutton - - has anyone done a comparison of costs HOA vs. self payment? How do they compare?

Response: Garage doors, for example, were discounted to \$1819 due to our ability to buy in bulk.

Michael Aragon - - how many years did we not contribute to the replacement reserve fund? ANSWER – Ernestine believes it was about 5-15 years ago that we stopped – at least from 2018.

Ande Wahl – what happens to the interest that we make on the CD's? ANSWER – it goes into the replacement fund – it is not used for monthly expenses.

Scott summarized the comments and asked if all felt we should increase dues by 10% to \$1530 per quarter based on the financial information and the discussion held today. A hand count was held with the following being results:

Yes increase dues to \$1530/qtr - - 26 votes

No increase to dues - - 7 votes

The dues will increase to \$1530/qtr beginning January, 2026.

**Election of Officers and At-Large Director:** Welcome to Ande Wahl for volunteering to stand for Secretary. Standing invitation for volunteers to help for committees, too.

The meeting was adjourned at 4:45 p.m. by unanimous consent.

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Scott Novogoratz, President