

# The Glen at Horizon Drive Condominium Assn

Annual Meeting Minutes  
December 7, 2017

## **Board Members Present**

Glen Eash  
Mario Bruno  
Paul Boen  
Christy Snow

## **Bray HOA Management Present**

Mark Shoberg  
Ali White

### **1) Call to Order**

The meeting was called to order at 5:32 p.m. by Mark Shoberg.

### **2) Introductions**

Mark Shoberg introduced himself as the new HOA manager. Glen Eash, Paul Boen, and Mario Bruno all identified themselves as Board members. They mentioned that they did not have a technical 'President'; rather, they all shared the responsibility.

### **3) Approval of 2016 Annual Meeting Minutes**

Mark Shoberg requested a motion to approve the minutes.

**Motion:** Glen Eash

**Second:** Paul Boen

All members present voted to approve the 2016 Annual Meeting Minutes and the motion passed unanimously.

### **4) Announcement of Quorum Achieved to Conduct Meeting**

With 21 proxies received and 13 homeowners present, it was announced that quorum had been achieved.

### **5) 2018 Budget**

There were several topics brought up among homeowners about the possibility for the Association to look at:

a. Changing landscaping companies (Christy Snow had showed an interest in getting bids for other companies. Mark Shoberg resolved to follow up with other companies)

b. Water costs increasing drastically; part of the reason being the landscaper. Deep Creek, the current contractor, has been believed to overwatering the Association for years. It

is creating an area where many of the backyards are “spongey”.

c. Discussion on whether it should be considered in the future to xeriscape the Association rather than keep the grass.

d. Looking into either speaking with an insurance adjustor and/or a roof repair specialist to find out the potential costs of repairing the almost-20-year-old roofs at The Glen.

e. The sign for The Glen had been stolen back in April or May of 2017. There was a unanimous desire to replace the sign. Mark Shoberg mentioned that Bud’s Signs, here in Grand Junction, is competitively priced and Bray has had success with their services. There was an agreement to reach out to them and receive a bid for services to replace the sign by the entrance.

f. Dues were going to be raised 5% across the board. This would increase dues from \$176/mo. to \$185/mo.

g. The Board would need to pull from Reserves to perform some routine repainting of the Association.

## 6) Proposed Projects for 2018

The biggest projects that the Community would need to fix in the upcoming year would be:

- a. Denice Kendall’s crawl space
- b. Draining and xeriscaping the pond area
- c. Brian’s water leaks

With there being no further projects to discuss or questions on the budget, Mark Shoberg called for a motion to vote on approving the budget with the added 5% increase.

**Motion:** Glen Eash

**Seconded:** Paul Boen

There were 11 votes in favor of the rate increase and one against. With there being more in favor, the motion was passed. The new budget was approved.

## 7) Annual Election

Mario Bruno had announced before the meeting that he did not wish to continue with his seat on the Board. Due to the current Board members not having been elected into their positions, an election for the new year would commence.

Mark Kessler volunteered to be on the Board. With twelve votes in favor and zero against, he was elected onto the board unanimously.

Glen Eash volunteered to continue his position on the Board. With twelve votes in favor and zero against, he was elected onto the board unanimously.

Paul Boen volunteered to continue his position on the Board. With twelve votes in favor and zero against, he was elected onto the board unanimously.

With there being no other volunteers to the Board, Mark Shoberg called for a motion to close the election.

**Motion:** Denice Kendall

**Seconded:** Christy Snow

The motion carried unanimously. The election for Board members for the 2018 year was closed.

**8) Adjournment**

With there being no further business to discuss, Mark Shoberg called for a motion to adjourn.

**Motion:** Denice Kendall

**Seconded:** Mark Kessler

The 2018 Annual Meeting was adjourned at 6:23 p.m.

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**Signature**

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**Date**