

MEETING

Garden Grove Townhomes

October 6th, 2021 @ 5:30 PM. – 640 Belford Ave

In Attendance

Connie Bennet, Douglas Dyer,
Jennifer Flood, Elaine Ingvertsen,
Susan Kosec, Kuntz Living Trust,
Barbara Leonard, Michael
Murdie, Luann Stone, Gloria
Vance, (Tenant) Betty Burdette,
(Tenant) Anna Henderson,
Carolyn Holmgren, Kay Coulson,
Patti Curtis

Proxy

Dorothy Burdette, Beulah Mae
Bendickson, Paul Quam, Kim
Shewry, Tedesko Family LLC,
Paula Egebrecht, John Farmer,
Harry Gilbert, Jill Hatten, Barbara
Hersh, Verna Holmes, Kuntz
Living Trust, Cherrlyn Marks,
Janie Ostlund, Lassie Summers,
Deana Pacheco, Gloria Vance,
Ruth Wingfield, BJ Worster

Management

Mark Shoberg
Lori McKee
Juliane Beatrice

Mark Shoberg of Bray HOA Mgmt. Called the Meeting to Order at 5:30 PM

Normally 20% or 20 Units are required to achieve quorum. Quorum was achieved.

Approval of Minutes

The previous year's minutes were reviewed and approved: Motion Signed by Michael Murdie

Discussion on Requested Bray Management Goals for 2022

Michael Murdie opened the discussion. Attached are the “President’s Statement” below:

“This will be short as we have much to get done. The past year has been unpresided effecting all business and individuals. Our community as well. However we accomplished much, the mechanical issues begun last year and continued this summer are resolved and from that stand point we are if good shape with new equipment in good stead for the coming years. I would like to thank all of the volunteers who contributed there efforts and time this year as well as two tenants no longer residing here whom also aided this community. I would like to thank bray property mgmt, we put a lot on them this year and they responded. Finally the board, countless hours and concern for the community cannot be matched. Thank you all. I will now turn back to Mr. Shoberg, mark at your pleasure.”

No old business were discussed.

New Business – Luann Stone:

- The resident requested that we start providing more consistent weekly Newsletters updates.
- The resident requested that we find a new service provider for the pump inspections and maintenance. Resident did address that she is unsatisfied with, “Lush Green Landscaping” providing the service.

- The resident was also concerned that the stucco for all the units are not being inspected and maintained as expected.

Mark Shoberg continuing:

- Revisited the concrete replacement discussion; explaining that we are prioritizing the concrete replacements based on the condition on each units.
- Landscaping vendors are hard to come by due to the pandemic and the shortage of staff. We do have other bids in process. However, due to the size of the subdivision and shortage of staff many landscapers are unable to accept new contracts.
- We will follow-up with Lush Green Landscaping regarding the lack of cleanliness when turning on concrete driveways.
- The stucco will be inspected and repaired as long as the residents go through the chain of command by first submitting written request to Bray Property Management with pictures included. Work Order/ Complaint Form are available on the Bray HOA Management website under Governing Documents.

Budget

Mark Shoberg opened discussion on the proposed 2022 Budget.

- New driveway replacements are going to be continued for year 2022.
- We suggested that they continue with their current financial plan for future roof repairs.

Peggy Murdie motioned to approve the budget
Janie Ostlund 2nd Motion.

The motion passed unanimously.

Elections

Vice President: Michael Murdie
Secretary: Patty Curtis

Motion: Michael Murdie
Second: Peggy Murdie

The motion passed majority ruled.

Adjournment

With no further business to discuss, Mark Shoberg motioned to adjourn the meeting.

All present approved

The 2021 Annual Meeting was adjourned at approximately 6:03 PM.

Signature

Date