

2022 ANNUAL MEETING MINUTES

PRSV Homeowners Association

February 16,2022 | 3:31 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Management	In person	Proxy
Mark Shoberg	Allan Allphin	Gregory E. Kallam
Cayce Benton	Ralph Hamblin	Nancy Schank
	Rick and Ronda Hummel	Megan Barnhurst
	John and Jeannie Miller	Antonette Kapushion
	Douglas Nieman	Wade and Heidi Shields
	Connie (Richard) Salazar	Kenneth Graven
	Rachel Sparrow	Steve Seagren
	Melissa Jones	

Notice of Quorum Achieved

With 7 proxies received and 8 Unit Owners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as Bray HOA manager and Cayce Benton introduced herself as Bray HOA assistant manager. Douglas Nieman introduced himself as the board president.

Approval of Previous Years' Minutes

Mark Shoberg (Mark for the remainder of the minutes) called for a motion to approve the 2021 Annual Meeting Minutes.

Motion: Melissa Jones

Second: Connie Salazar

The 2021 minutes passed unanimously. None opposed.

Old & New Business

Mark opened the floor for the discussion on new and old business.

- Douglas Nieman opened with a few notes
 - Wants to send a letter to homeowners on what the HOA does
 - Irrigation-owners are responsible for their own ponds and all maintenance. Owners are also responsible for dead trees on their property.
 - Irrigation- HOA has 2 water shares and operates system for roadways
 - 5-to-7-year plan on seal coating the roadway
 - Fire district setback from roadway increased a few years ago to 6 feet on each side of the road
 - Maintaining (mowing and cutting back branches)
 - The question was asked what does the fire district want for the setback?
 - Two years ago, they wanted three feet, now it has increased to six feet.
 - Roadway was not meant to have sprinklers. Due to expenses to fixing sprinklers does it make sense to continue watering roadway? Open to discussion.
- Ralph Hamblin brought up the question if the HOA should go back to the way it used to be regarding maintenance?
 - More community based
 - More neighborly
 - Volunteers to do the maintenance work
 - Volunteering time and expertise
- One homeowner brought up the idea on where are we going with this neighborhood in the future?
 - Dues continuing to increase yearly
 - Should we go with online management?
 - We can do the work ourselves
 - Discussion on tree removal/ maintenance cost on the budget is astronomical
 - Mark - We put the tree maintenance out to bid every year and then the vendor is picked by the board. The cost is due to the half mile stretch on each side of the road
 - The question was asked when did the tree maintenance become a community cost rather than homeowners maintaining their trees on their property?
 - It became a community cost after the fire
 - Mark explained that the HOA can make a deadline for having trees maintained, if it goes back to homeowner responsibility.
- Discussion what the HOA is:
 - Difference between a management company and maintenance
 - Tired of paying for other people's properties' maintenance in the easement along the drive.
- The question was asked if we could give back the road to the city instead of having it be a private lane as the road is currently not big enough for county specs?
 - Mark discussed most of the time the city says no because they don't want the costs to maintain
 - One homeowner discussed that there are specific items for city to consider taking back the road

- Gutters
 - Sidewalks
 - Streetlights
 - Ingress and egress
- Discussion on what is needed with the HOA
 - Irrigation
 - If we want to take a chunk out of the budget, we cannot start system up
 - We don't have funds to beautify common areas in entrance area
 - Grass needs to be cut and kept clear of fire hydrants/ fire lane clear
 - Needs to be defined
- The question was asked can we table budget until more members are available to be present?
 - Mark explained that the budget has to be voted on at the annual meeting
- Continued discussion on what the HOA needs are. Should we have a community day?
 - Bray can help facilitate if needed.
 - Neighbors doing work that needs to be done
- Doug recommended, based on the requests of the owners:
 - Not starting the irrigation system up this year
 - Adjusting the mowing schedule
 - Ralph Hamblin volunteered to do the mowing
 - At some point in the future, the front entrance can be xeriscaped
 - HOA had looked at xeri and zero-scaping the left/west side, bids were least \$50,000
- If we shut sprinklers down in front of entry it won't look good
 - Douglas Nieman discussed that he could (not mandated by any rules or covenants) tie a pipeline into his system to water his side of the entry way and maybe John and Mary might be willing to as well on their side of the entry way. This would be voluntary.
- Discussion on Bray doing violations periodic drives for maintenance of trees and grass?
 - Mark explained we are in HOA twice a month and that is not a problem.
 - If need be, a notice will be sent letting homeowner know that they need to maintain property/ their easement.
- There was a motion to have the owners take back responsibility of lots up to the roadway along Preserve Ln.
 - 1st motion: Ralph Hamblin
 - 2nd motion: Ronda Hummel
 - Passed unanimously. None opposed.
- Discussion on snow removal and what the community wants
 - Cost is based on each visit to HOA and materials
 - Stableze was in HOA 4 times this year including with skid steer to chip away ice and packed snow
 - Can we vote on no application of salt and a 6in trigger for snow removal?
 - 1st motion: Melissa Jones
 - 2nd motion: Ralph Hamblin
 - Passed unanimously
- Discussion on creating a contact list for homeowners
- Ralph brought up creating a community vendor list for all homeowners to utilize

Budget

The 2022 budget was opened for discussion, with the vote for homeowners taking back responsibility of lots up to the roadway, the following line items were deleted/changed from the proposed budget:

- Landscape contract: \$3,000
- Landscape and irrigation repair: \$5,000
- Landscape maintenance- tree/shrubs: \$ 4,500
- Snow removal: \$2,500 to \$1,000
- Common electric: \$450-\$200
- Can the management cost of \$4,000 be reduced?
 - Mark stated that the increase is just to keep up with 2021 inflation
- Why is the replacement road reserve a blank?
 - Mark explained that it is due to the 2021 proposed monies not being used

Mark asked for a motion to approve the 2022 proposed budget with discussed cuts:

- 1st motion: Melissa Jones
- 2nd Motion: Douglas Nieman

The budget was approved unanimously.

Elections

Mark opened the floor for elections

- One member asked if we could table election until new members can be present?
 - Mark explained that we must have the election at the annual meeting because quorum must be met, but the president can appoint anyone to the board at any time after the annual meeting.

Doug Nieman
Motion: Allan Allphin
Second: Ralph Hamblin

Ralph Hamblin
Motion: Allan Allphin
Second: Ronda Hummel

Allan Allphin
Motion: Doug Nieman
Second: Melissa Jones

Jack Miller
Motion: Allan Allphin
Second: Connie Salazar

All nominations were elected to the board with no opposition.

With no other volunteers to the Board, the election was closed.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting.

Motion: Allan Allphin

The vote was unanimous. The 2022 Annual Meeting was adjourned at 4:55 p.m.

Signature

Date