

Desert Peaks Business Complex Condominium Assn.

February 28, 2018 | 5:30 p.m.

BOD Members Present

Chad Schaneman

Ron Sechrist

John Adams

Bray HOA Management

Mark Shoberg

Ali White

1. Call to Order

The 2018 Annual Meeting was called to order at 5:34 p.m. by Mark Shoberg.

2. Introductions

Mark Shoberg introduced himself as the new Division Head at Bray HOA Management. He introduced Ali White as one of the Assistant Managers, and Savannah Kohagen (not present) as the other Assistant Manager.

Chad Schaneman introduced himself as the president, Ron Sechrist introduced himself as the secretary, and John Adams introduced himself as the vice-president.

3. Announcement of Quorum Achieved

With one proxy submitted and 2 units present, it was announced that the required quorum was achieved.

4. Approval of Previous Year's Minutes

Copies of the previous meeting minutes were provided to the members. After review, there was a call to approve the minutes.

Motion: Chad Schaneman

Second: Ron Sechrist

The vote was unanimous. The previous year's minutes were approved.

5. Proposed Projects for 2018

Mark Shoberg asked if there were any upcoming projects in the community that the Board or unit owners would like to discuss.

Ron Sechrist mentioned that the community had previously received bids for repainting their stucco. However, with the change in management, the project had never been completed. Mark Shoberg and Ali White resolved to find the bids and contact the vendors for updated pricing.

The project was going to be done before September or October of 2018. It would be paid for by way of a special assessment.

With no further discussions on upcoming projects for 2018, Mark Shoberg called for a motion to close discussion.

Motion: Ron Sechrist

Second: John Adams

The vote was unanimous; the discussion on proposed projects was closed.

6. 2018 Budget

Mark Shoberg introduced the 2018 budget by announcing the budget was opened to discussion.

It was discussed that the HOA dues would remain the same, as well as the management fees. It was also mentioned that CCIOA law recommends ten percent of all income be set aside in a Capital Reserve fund. All members in attendance were accepting of this idea.

There was a call to approve the budget as-is.

Motion: Ron Sechrist

Second: Chad Schaneman

The vote was unanimous; the budget was approved.

7. Annual Election

Chad Schaneman volunteered to run as president on the Board. With all votes in favor, he was elected as president.

John Adams volunteered to run as vice-president on the Board. With all votes in favor, he was elected as vice-president.

Ron Sechrist volunteered to run as secretary on the Board. With all votes in favor, he was elected as the secretary on the Board.

8. Miscellaneous

John Adams mentioned there was a discrepancy in his billing. Mark Shoberg announced that he would contact the Bray HOA accountant and work to resolve the issue. It was surmised that the hiccup in accounting took effect when Bray HOA had their change-over.

There was discussion in adding an amendment to CC&Rs that would allow for all unit owners to be put on a percentage system for payments (such as HOA dues and special assessments).

The stucco was also falling off of the sign. The resolution was to add a stucco repair to the initial bid.

There has been an issue with the landscaping. A number of plants and trees have died or are dying. The belief is that the plants died to a lack of water. Ron Sechrist resolved to speak with Ken from Peaceful Valley and work on how to replace the landscaping.

The center section also was an issue that needed to be resolved in the next 1-2 years. The goal is to rip out the landscaping. Water from the irrigation lines has caused a lot of damage to one of

the units and the retaining wall.

9. Adjourn

Mark Shoberg called for a motion to adjourn the meeting.

Motion: John Adams

Second: Ron Sechrist

The 2018 Annual Meeting was adjourned at 6:10 p.m.

Signature

Date

DRAFT