

2019 ANNUAL MEETING MINUTES

Falls Village Homeowners Association

August 29, 2018 | 5:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Mark Shoberg
Ali White

M. John Stead
Cary Perino
Maria Calacino

Notice of Quorum Achieved

With six proxies received and three homes present, it was announced that quorum had been achieved.

Approval of Minutes

The previous year's minutes were reviewed and approved by all members present.

Introductions

Mark Shoberg introduced himself as the Community Association Manager with Bray HOA Management. Ali White introduced herself as one of the Assistant HOA Managers with Bray HOA.

M. John Stead introduced himself as President and Cary Perino introduced herself as the Vice-President. It was announced that Julie Schreiner, the Secretary/Treasurer, had resigned.

Discussion on Upcoming Projects

M. John Stead brought up a concern that has been noticed by some of the homeowners within the community: the foundation is settling. The wall on one side of his personal home has a crack.

Cary Perino questioned whether the settling is cosmetic or more of a serious issue for the neighborhood. If it was a serious issue, did the responsibility for repair fall onto the homeowner or the Association?

Resolution: If the Association could speak with a contractor to understand the impact of the situation, that knowledge would be beneficial.

Roofs were an issue for the Association. Since the community's inception 21 years ago, individual shingles had been replaced as they were damaged/destroyed. The Association cannot – at this time – replace entire roofs, as the cost would be too high.

Resolution: Mark Shoberg suggested getting a contractor out to their Association to look at the roofs. Dave Like, with Grand Junction Restoration, has worked with the management company for a number of the HOAs. He has been successful in getting the insurance companies to replace all of the roofs through the policy. Mark Shoberg suggested that they would be able to get Dave Like out to their Association by mid-November. The Board agreed to the consultation.

Budget

Mark Shoberg opened discussion on the Annual Budget by commenting on the steady expenses of the Association. Compared to other similar Associations, the HOA dues were proposed to remain the same.

Cary Perino mentioned that the Association could not afford the \$21,000.00 that was proposed to repaint the trim on all of the townhomes. She mentioned the large bid proposal was due to the intricate “handwork” needed in order to repaint.

No other major projects were planned due to the low income of the Association.

Cary Perino requested more information on a special assessment. Ali White looked through the CC&Rs and found information relating to a special assessment (Article III, Section 4) stating that 2/3 of the community would need to vote in approval of a special assessment.

There was a question on the high budget for the landscaping services. The budget reflected a \$6,900.00 contract for Currier Landscaping. Mark Shoberg explained that there was missing information from the documents received from previous management company; Mark Shoberg found a contract alluding to the number mentioned. There was a resolution made to locate the actual contract between Currier Landscaping and Falls Village HOA.

There was a call to approve the budget as presented.

Motion: M. John Stead

Second: Cary Perino

The vote was unanimous; the budget was approved.

Elections

Two members were up for reelection on the Board.

- M. John Stead volunteered to continue his service on the Board. With all votes in favor, he was reelected to the Board.
- Cary Perino volunteered to continue her service on the Board. With all votes in favor, she was reelected to the Board.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting. M. John Stead motioned to adjourn; Marian Stead seconded the motion. All members were in favor. The 2019 Annual Meeting was adjourned at 5:54 p.m.


Signature


Date