

2019 ANNUAL MEETING MINUTES

Foresight Park Owners Association

March 28, 2019 | 5:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Mark Shoberg
Ali White

Nate Williams
Kenneth Perino
Ron Sechrist
Deedra Shear

Notice of Quorum Achieved

With two proxies received and four Unit Owners present, it was announced that quorum had not been achieved. Therefore, a Special Meeting was called to order by Ron Sechrist, President.

Introductions

Mark Shoberg introduced himself as the HOA Manager for Bray Property Management. Ali White was introduced as a CAM licensed manager for Bray HOA Management. Ron Sechrist introduced himself as the President.

Approval of Previous Years' Minutes

Mark Shoberg called for a motion to approve the 2018 Annual Meeting Minutes.

Motion: Kenneth Perino

Second: Ron Sechrist

The approval of the minutes was passed unanimously, with all four (4) members in approval.

Discussion on Upcoming Projects

Mark Shoberg opened the discussion by opening the floor to Nate Williams, the soon-to-be new co-owner of the 2515 Foresight Circle building (previously the Grand Junction Athletic Club).

Nate Williams introduced himself and his business partner, Matt Ryan, to the community. The two were on-track to close within the next seven days. The CC&Rs of Foresight Park stated that there was a limit on one occupant per building in the community; therefore, Nate and Matt were formally asking for permission to have

multiple tenants in the building. The idea is to create a multi-use space, which they are going to name Foresight Wellness. The area will include a small spa, perhaps a café, and wellness/health offices.

Ron Sechrist stated that the Covenants had expired for the Association. There were other buildings in the community that were multi-use and no one present at the meeting had a problem with the proposed business space(s).

Nate Williams asked what requirements they would need to follow to remain compliant, if the CC&Rs were expired. Ron Sechrist answered by stating the default would fall to the City of Grand Junction requirements.

Ron Sechrist offered that Nate & Matt could draft up a proposal for the Board in order to keep the paperwork compliant. Ryan resolved to reach out to his realtor and have them draft up a document for the Association

Behind the Family Practice building, there has been some flooding issues that would flow into the adjacent street. The Family Practice is planning on installing a V-pan for drainage. The bid that Mark Shoberg sought out came to roughly \$14,000. There was a suggestion to split the cost (50/50) between the Family Practice building and Foresight Park. The goal is to get this project done as soon as possible.

There was discussion on whether the Association should legally extend the CC&Rs and make them active. Feedback was mixed but appeared to settle on all members not seeing an urgent need to reinstate them. It was decided to table that project until there became a need.

Ron Sechrist also brought up the subject of the irrigation system. In the past, the Board had approached their current irrigation vendor for a schematic of the system. An original schematic could not be found in the Association's records and it's very important to have the map in case of emergency.

Resolution: Offer payment for the vendor to create a schematic of the entire irrigation system. This was approved by all members present.

Budget

The discussion on the 2019 budget was opened by Mark Shoberg. Mark explained that there had been no large changes in the projected expenses. The only change proposed was to increase the management fee by \$42.00/month.

Mark Shoberg called for a motion to approve the 2019 budget as proposed.

Motion: Ron Sechrist

Second: Deedra Shear

With all votes in favor, the budget was passed.

Elections

All members were within the term limits of their positions on the Board. However, an election was held.

Ron Sechrist volunteered to be reelected for his position on the Board.

Motion: Ron Sechrist
Second: Kenneth Perino

With all four (4) votes in favor, he was reelected as President to the Board.

Ted Meinhold was volunteered to be reelected for his position on the Board in absentia.

Motion: Kenneth Perino
Second: Ron Sechrist

With all four (4) votes in favor, he was reelected as Vice-President to the Board.

Darin Leonard was volunteered to be reelected for his position on the Board in absentia.

Motion: Ron Sechrist
Second: Deedra Shear

With all four (4) votes in favor, he was reelected as Vice-President to the Board.

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: Ron Sechrist
Second: Kenneth Perino

The vote was unanimous. The 2019 Annual Meeting was adjourned at 5:58 p.m.

Signature

Date