

GOLD LAKE ESTATES HOMEOWNERS ASSOCIATION

Wednesday, March 28, 2018 @ 5:30 p.m.

Bray Education Center; 640 Belford Ave., Grand Junction, CO 81501

BOD Members Present

Carrie Vencill
Beverly Aden
Kerri Spore
Paige Polson

Bray HOA Management

Mark Shoberg
Ali White

1. Call to Order

The 2018 Annual Meeting was called to order at 5:30 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.

Carrie Vencill introduced herself as president, Beverly Aden introduced herself as the vice-president, Kerri Spore introduced herself as the secretary, and Paige Polson introduced herself as treasurer.

3. Announcement of Quorum Achieved

Quorum could not be achieved due to the lack of Bylaws for the Association. Mark Shoberg announced that Bylaws are required for an active HOA and the HOA needs to approve a document within the year.

4. Approval of Previous Year's Minutes

Copies of the previous meeting minutes were not available for review. Therefore, no minutes were discussed and then approved.

5. Proposed Projects for 2018

US Lawns met with a homeowner in the community (Lee Beavers) to work out their irrigation system. It was noted that certification was required for use of the pond for irrigation water. There was discussion that followed where a number of homeowners (including the developer) believed the pond had been certified previously.

Resolution: Look through the community's documents and research the city and state's records to find proof of certification.

Mark Shoberg also announced that the Board had received bids for getting the perimeter of the pond cleaned up (i.e. weed removal, mowing, cleaning debris, etc.).

Resolution: It will be decided by the Board whether the community should spend money on cleanup of the pond.

The HOA will need to have Bylaws drafted. Mark Shoberg provided a tentative schedule of having simple Bylaws drafted within two months.

6. 2018 Budget

Without Bylaws or an established quorum, the community would not be able to vote on the budget. The vote would instead go to the Board for approval.

There was a question on insurance costs. Mark Shoberg answered by saying each HOA requires two types of insurance: liability to protect the HOA and D&O (Directors & Officers) to protect the Board members.

Another question was posed on how to pay their annual HOA dues. Mark Shoberg stated that Bray HOA sends out statements to all homeowners. This had not been done yet in 2018. Mark Shoberg stated that they were wanting to wait until after the annual meeting to send out statements.

Following discussion, Mark Shoberg called for a motion to approve the budget by the Board.

Motion: Carrie Vencill

Second: Paige Polson

The vote was unanimous; the budget was approved.

7. Annual Election

Carrie Vencill volunteered to run as President on the Board. With all votes in favor, she was elected as President.

Beverly Aden volunteered to run as vice-president on the Board. With all votes in favor, she was elected as vice-president.

Paige Polson volunteered to run as treasurer on the Board. With all votes in favor, she was elected as the treasurer on the Board.

Kerri Spore volunteered to run as secretary on the Board. With all votes in favor, she was elected as the secretary on the Board.

It was also requested to vote in the members for the DRC to be elected.

The following members were elected unanimously to the DRC committee: Rick Polson, Jeff Scanlon, and John Shive.

8. Miscellaneous

Concerning the irrigation pump, it was discussed that a couple of the homeowners would be willing to prime the pump if it happens to shut off. There were two homeowners that volunteered to help the rest of the community with the pumphouse to save the Association some money.

However, it was announced that hiring a licensed and insured contractor is in the best interest of the HOA. In case something happened to the pump while a contractor works on it, their insurance can help cover the cost for repair and/or replacement. Yet if a homeowner ends up unintentionally causing damage to the pump, it would cost the HOA more money to repair and/or replace.

In order to help with the problem of overwatering, it was suggested that the new landscaping/irrigation company (US Lawns) can come up with a watering schedule for each home. It was asked if it was known which homes were on automated systems and which were not.

Resolution: Mark Shoberg requested that the homeowners assist their neighbors and irrigation company by providing information on their personal irrigation systems. The goal for a watering schedule is not to interfere with people's lives; it is used to help each homeowner in the community feed their landscaping.

9. Adjourn

Mark Shoberg called for a motion to adjourn the meeting.

Motion: Carrie Vencill

Second: Paige Polson

The 2018 Annual Meeting was adjourned at 6:43 p.m.