

*Good Hope Townhomes*  
**Annual Meeting Minutes**  
January 17, 2018

**Board Members Present**

Neil Inman  
Samantha Herrera  
Dave Hallenbeck, proxy on behalf of Linda Moncy

**Bray HOA Management Present**

Mark Shoberg  
Ali White  
Savannah Kohagen

**1) Call to Order**

The 2018 Annual Meeting was called to order at 7:00 p.m. by Mark Shoberg.

**2) Introductions**

Mark Shoberg introduced himself as the new HOA Division Head with Bray HOA Management. Savannah Kohagen introduced herself as one of the Assistant HOA Managers, and Ali White introduced herself as the other Assistant HOA Manager.

Neil Inman introduced himself as the vice-president. Samantha Herrera introduced herself as the Treasurer. Dave Hallenbeck stated he was there on behalf of Linda Moncy, who was the acting secretary.

**3) Approval of Previous Year's Annual Meeting Minutes**

Being that there are some missing documents to what Bray HOA Management was given, there were no previous meeting minutes to present to the Board.

**4) Announcement of Quorum Achieved to Conduct Meeting**

With twenty-four proxies received and fourteen members present, it was announced that quorum had been achieved.

**5) Proposed Projects for 2018**

Mark Shoberg announced that there were several things that Bray was able to fix for the HOA since the beginning of management. Bray had facilitated in repairing some of the common area lights, repaired some of the gutters, repaired two major water leaks. Bray has also received several calls on violations being reported. Mark Shoberg assured all of the homeowners that Bray was dedicated to fixing issues as they arise in order to maintain the property values of the Association.

There was a list of items that needed to be fixed by the Association. This included, but was not limited to: fixing the perimeter fences, removing and/or trimming some overgrown or dying trees, getting all of the gutters cleaned out, sending a roofer up onto each of the

buildings to ensure that the roofs are secure. It was also discussed on how to make sure that swamp coolers were properly maintained and not leaking on neighbors' homes.

There was concern over changing of the fences. When the Association was first built, the fences that were installed were a basket-weave pattern. Over time, some of the fences have broken or simply fallen apart due to normal wear-and-tear. The problem arising from replacing the basket weave pattern is that it is now incredibly expensive to the homeowner. There was a suggestion for, going forward, building dog-eared cedar fencing with a six-foot maximum. This *would not* affect the residents within the community who already have operational basket-weaved fences.

**Motion:** James Herrera

**Seconded:** James Whipple

There was a vote. With sixteen homeowners (including three proxy votes), the motion was passed unanimously. Going forward, the only fence style that will be allowed in the community is a dog-eared fence stained with a natural brown color pigment.

It was also brought up by several members of the community that a lot of people who do not live within the Association frequently park their cars in their parking lot. Mark Shoberg stated that the management team was aware of the situation and very responsive. When Bray is alerted to a parking situation in the community, someone from the Management team is sent out to place a towing sticker on their vehicle. The owner of said vehicle then has twenty-four hours to move their car or it is towed at the owners' expense.

## 6) 2018 Budget

Mark Shoberg opened the discussion of the 2018 budget by stating that there were two proposed budgets: one where HOA dues would increase 5% (raising the dues to \$174/mo.), and one where the HOA dues would remain the same at \$165/mo.

There was a discussion on the high cost of the trash service. There was roughly a \$2,800 added expense for the trash service. Neil Inman stated that a portion of that increase went to getting larger dumpsters for the community. Mark Shoberg also mentioned that they were charged extra for removing larger items (such as couches). Pam King suggested getting bids from other trash companies. Mark Shoberg resolved to follow up with that request.

It was requested among the homeowners that the amount set aside for snow removal be removed from the budget.

Mark Shoberg called for a vote to approve the dues increase. Pam King motioned for the vote. With seven proxies counted and six homeowners voting in favor, the motion was held.

Mark Shoberg called for a vote to approve the dues remaining the same. Mike Skaggs motioned to vote. Samantha Herrera seconded. With fifteen proxies counted and nine homeowners voting against the raise in dues, the motion was carried. The dues for 2018 would remain at \$165/mo.

Mark Shoberg asked for a motion to approve the budget with the changes discussed.

**Motion:** Samantha Herrera

**Second:** Mike Skaggs

The fourteen votes in favor and two against; the budget was passed.

**7) Annual Election**

The election of Officers to the Board for Good Hope Townhomes has always been split. Two of the Directors (Neil Inman, as Vice-President; and Linda Moncy, as Secretary) would remain on the Board until the bi-annual meeting in June.

Samantha Herrera volunteered to run for the position of president on the Board. With fourteen votes in favor, she was elected as President.

Rhonda Baumgardner volunteered to run for the position of treasurer on the Board. With fourteen votes in favor, she was elected as Treasurer.

Mike Skaggs volunteered to run for the position of liaison on the Board. With fifteen votes in favor, he was elected as liaison.

Dave Hallenbeck and Mary Logsdon also volunteered to be members at large for their community.

With no other individuals to elect to the Board, Mark Shoberg called for a motion to close the election.

**Motion:** Dave Hallenbeck

**Seconded:** Mike Skaggs

**8) Adjournment**

With there being no further business to discuss, Mark Shoberg called for a motion to adjourn.

**Motion:** Neil Inman

**Seconded:** Dave Hallenbeck

The 2018 Annual Meeting was adjourned at 8:57 p.m.

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**Signature**

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**Date**