

2019 SEMI/ANNUAL MEETING MINUTES

Good Hope Townhomes

August 18, 2019 | 6 p.m. at Good Hope Large Park | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

(Management)

Mark Shoberg

Laurie Allen

(Board)

Sam Herrera

Mary Logsdon

Rhonda Bumgardner

Mike Skaggs (member at large)

Notice of Quorum Achieved (21) quorum met

With 14 proxies received and 15 homes present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as the Community Association Manager with Bray HOA Management and Laurie Allen as one of the Assistant HOA Managers with Bray HOA.

Sam Herrera introduced herself as the President of the Board of Directors and reminding members that at the end of this month she will no longer be acting as president for the Association. Mary Logsdon will step up to the role of President.

Mary Logsdon introduced herself as the Vice President of the Board of Directors.

Rhonda Bumgardner introduced herself as the Secretary of the Board of Directors.

Mike Skaggs introduced himself as member at large.

Approval of the Previous Board meeting Minutes

The meeting minutes were approved.

There was a unanimous vote by the present owners to approve the board meeting minutes.

Discussion began for the CC&R's and By Law's changes

1. Article V. section 5.1 Regular Meetings. The verbiage to be changed from without notice to with notice to homeowners. It was approved not to have to notify all if there is a need for and Emergency Board meeting. All meetings will be posted on all web pages.
2. Article IX section 9.3 The language of "Managers" was explained—Managers means The Board of Directors. Officers are appointed by the Directors. The Board of Directors can legally appoint and or hire and pay

someone from outside of the Good Hope Townhomes if there is no one to volunteer to fill the position on the Board so as to have a full Board. Under the same Article IX section 9.5 Question was regarding the language, should it say, "with cause" Mark Shoberg explained that as with any job you should be able to let anyone go at anytime this is standard language in all HOA's. {in short officers can be let go by the Board of Directors. If the community wants a director removed it does call for a special meeting in which then at least 67% must vote for the removal of.

3. The By laws cannot contradict the CC&R's. Article IV section 4.1 Number. The affairs of this Association shall be managed by No less than three (3). Not the five (5) as previously stated in the changes.

Vote for the By-laws with changes. Sam Herrera Motioned to except changes, Yes (14) members present, NO (2) members present Mike Skaggs 2nd the Motion. This is regarding the proxy's that were handed in. YES 14 that were received and 5 NO that were received. By Laws with changes Passed!

Changes to CC&R's

1st Mark Shoberg explained the language Class A member and Class B members. Class A member is only used for the developer once the developer gives control to Owners the language is then described as Class B members. In short, the CC&R's are out of date and they are being brought up to State Standards. If these CC&R's changes go in affect there can still be Amendments to the CC&R's with 51% voting.

Now open for discussion.

1. Article 3 section 3.4 Pets. No new members will be allowed to have more than 3 pets 2 of which can be dogs. Current/Existing Owners will be grandfathered in with the number of pets they have currently. (it is asked that if you already have 3+ pets do not adopt any others) Variance for grandfathering will be on the web page for existing owners to complete.

2. Easement for maintenance. Owners are given notices when any contractor will be on or crossing on an easement this includes the roofs of all units. According to the CCIOA (Colorado common interest ownership act) it is mandated that when there is a common element such as a roof the HOA does have the right to access for maintenance and or repairs without notice given. Question? Can a homeowner as well access the easement? Yes, because it is a common area. The HOA does ask that you speak to your neighbor before doing so if applicable.

3. Article 5 section 5.2.2 Common Expense Assessments. Concerns with the vote of 67%. Explained that 67% means at the meeting this is standard language for HOA's it is specifically to be able to ratify a budget. Section 5.3 Special Assessments. Boards have the right to do a Special Assessment when needed for emergencies or if they do create a special assessment is usually a one-time special assessment. This is to help avoid getting a loan that would have interest added on. Break downs for your regular assessments can be viewed on the website.

Article 3 section 3.3.3 Hazardous Activities. What is a nuisance? (example welding, working on vehicles, or a neighbor not cleaning up their pet waste loud music or party's etc.) Owners please pick up your pet waste on a daily basis, and remember no automotive work/over hauling of them.

Discussion of CC&Rs:

Currently, there are YES 7 present NO 2 present.

Proxies currently handed in. YES 14 that were received and 5 NO that were received.

Total 22 YES 7 NO. CCRs need 67% of the entire HOA community to pass.

Mark mentioned this could take years to achieve.

The following items were discussed:

- Can we budget more for fence repairs? Several members have stated that they will be getting with the AC Committee to volunteer the labor to get some of the fences repaired/replaced etc.
- A sprinkler in the Large park towards the middle along the edge is not working. Grass is visually dry and yellow. Also, at 557 W Good Hope #B sprinklers broken.
- Lamp post at 556 W Good Hope #F needs stabilized.
- If an Owner wants to paint the trim does that have to go through the ACC? Yes, any changes or add on on any common elements on the outside must go through the ACC.
- Suggested that the roofer be called back out to finish the cleanup of material.
- Soffits and gutters and downspouts need to be addressed accordingly.
- The Board of Directors does not pick and chose what building gets repairs unless its is an emergency. The HOA hires a contractor to decide which building is in the most need of repairs.
- The Parking lot will be discussed at the next Annual meeting.
- Board Member needed. Kimberly Currier will be reaching out to the Board

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting.

Motion: Mike Skaggs

Second: Sam Herrera

All members were in favor. Meeting was adjourned at approximately 7:11 p.m.