

2022 ANNUAL MEETING MINUTES

Good Hope Townhomes Association, Inc.

January 19, 2022 | 4:00 p.m. Meeting called to order by Mark Shoberg, Bray HOA

Management	Attendance	Proxy
Mark Shoberg	Frank Reiner and Donna Meek	Brittney Mckeoun
Cayce Benton	BJ Adams-McQuiston	Patrick Goldsworthy
Laurina Hainz	Dave Hallenbeck	Don A. Mattivi
	Pam King	Toni Dawn Webber
	Barbara Bishop	Dana Lanza
	Rhonda Bumgardner	
	April Berg	
	Cynthia Jones (zoom)	
	Josiah Bohrer	
	Gary Johnson (zoom)	
	Magda Loera-Ontiveros (zoom)	
	Caitlynn Parks (zoom)	
	Laquita Gillespie	
	William Fister	
	Mary Logsdon (zoom)	
	Cassi Bedford (Zoom)	

With 15 proxies received and 13 homes present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as the Association Manager with Bray HOA Management and Cayce Benton and Laurina Hainz as the HOA assistants with Bray HOA.

Mark Shoberg introduced the Current board as Evan Wilson(not present) and Caitlynn Parks as the current board

Approval of the Previous Years Minutes

Discussion opens for reviewing the last years' minutes. No one wished to discuss. Motion to approve:

Motion: April Berg

Second: Dave Hallenbeck

There was a unanimous vote by the present owners to approve the previous years' minutes.

New Business

- There was discussion regarding the updating of the CC&Rs.
 - One homeowner brought up the fact that they felt forced to sign the amendment of the CC&Rs due to the dues being charged per square footage of the home.
 - Mark explained that the current set of CC&Rs stipulate dues be paid based on the square footage of a home and the new version makes the rate uniform.
 - The second point that was brought up, was the part in the new CC&R's that stipulates that an owner can have no more than three household pets
 - It was explained that this article is really directed at not having more than three dogs.
 - If you were a current owner prior to the updated CC&R's being signed then you are grandfathered in to the amount of household pets that you own.
 - New owners that buy/bought after the updated CC&Rs were signed are subject to this provision.
- There was discussion on Farrell cats in the neighborhood
 - There is nothing legally that can be done regarding these cats
 - One owner has been trapping the cats and getting them spayed and neutered to reduce the number of litters that are born in the neighborhood
 - We will continue to work with this owner to help solve the problem
- There was discussion regarding the roofs
 - One owner questioned the roof work as some roofs that didn't need to be fixed have been fixed and those that need to be fixed have not been fixed, and if those that need to be fixed if they would be fixed this year?
 - Mark Shoberg explained that a windstorm in 2018 caused damage and an insurance claim was opened. The only roofs that got fixed through this claim were the ones that received damage from the windstorm.
 - We are budgeted to repair 2 roofs per year. each year we get three bids from roofers that determine what 2 roofs are the worst and those are the 2 roofs that get repaired.
- Mark Shoberg discussed how the previous two boards have worked hard to better the community.
 - This spring we have sidewalk repairs, 2 roofs, painting
 - Discussion on major project following the above mentioned is the horseshoe parking lot needs to be repaired.
 - One homeowner asked if this could cause a special assessment?
 - Mark explained that for this association it would be best to not special assess the owners
- One owner brought up having Clifton water buy water rights.
 - Mark Shoberg explained that they have talked to Clifton water and the city, and no one wants the system as their responsibility. (Pipes that are 8ft in the ground, lots of money to make repairs)
- It was brought up to ensure that trash makes it into the dumpsters and not left outside of the dumpsters
- The question was asked where does the property line end in the front yard
 - Mark Shoberg suggested that the owner go to the Mesa County Assessors site
 - Look for the build envelope
- The question was asked who is doing the snow removal/ salting the sidewalks?
 - Mark Shoberg explained, the HOA had enough money budgeted for this service this year
 - Peaceful Valley
 - They apologized for being late on the first snowstorm this year
 - Please do not park over the sidewalks as it is hard for the company to preform snow removal.
- There was a discussion regarding sprinkler repairs last year.
- Maple leaf- North Park
 - Kill system

- Trench the ground
- Ensure sprinklers are watering correctly
- Common yards will receive work this year
- Last year there was vandalism to the sprinkler heads
- Dave Hallenbeck asked for volunteers for the neighborhood watch

2022 Budget Discussion

Mark Shoberg opened the discussion regarding the budget

- One owner brought up the painting line regarding the 2021 actual and the 2022 proposed amount?
 - Mark Shoberg explained the difference between \$700.00 actual 2021 and \$10,000 proposed 2022 is we have good plans for painting but tend to run into water issues.
 - Try to do one building per year (focus on big building first)
 - If you want your unit painting, siding, etc. sooner, then the HOA will provide supplies and you provide the labor.
 - Must get bid for the board to approve
 - The question was asked how long until all buildings are completed?
 - Depends on budget constraints
 - We now use lifetime products 15-20 years
 - Ran out of money this last year due to water leaks and repairs cause a hard freeze on all maintenance costs
- An owner brought up the repair and maintenance line asking what is was for.
 - This is open ended
 - Common water repairs
- Nest egg of \$68,076.73
- Mark explained budget lines
 - Water line is the buggiest expense
 - Cost has gone down since bray took over
- Discussion on water between common areas and areas on 33 rd.
- One homeowner asked if the HOA could get cameras around the trash cans and shed?
 - Mark Shoberg discussed that if owners have ring doorbell cameras around those areas they can be of help
- An owner brought up the snow removal line and why it is \$2,000 on the budget?
 - Mark explained that this is just a projection, and it depends on how many times we use them
 - Common areas, charged each time services are preformed
- The question was asked why there is \$0.00 proposed to startup/ winterization for 2022
 - Mark Shoberg explained that this is included in the new landscaping contract with maple leaf
- Budget passed with the increase to \$200.00 per month effective March 1, 2022

Next year we will need to increase budget by \$10.00 per month, the association should be at \$250.00 per month to cover all repairs needed.

Elections

Caitlyn Parks volunteered to serve on the board for another term

Motion: Rhonda Bumgardner

2nd: Cynthia Jones

A unanimous vote elected Caitlyn Parks to the board.

A self-nomination was made by April Berg

Seconded by Rhonda Bumgardner

A unanimous vote elected April Berg to the board

A self-nomination was made by Josiah Bohrer

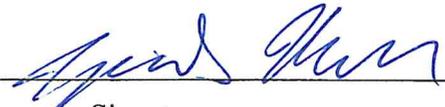
Seconded by Barbara Bishop

A unanimous vote elected Josiah Bohrer to the board

Adjournment

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

All members were in favor. The 2022 Annual Meeting was adjourned at approximately 5:17 pm



Signature

01/25/2023