

# MEETING

## Grace Park Filing 1 Association

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November 29, 2021 @ 4:15p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, Bray HOA

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### **In Attendance Board**

Carl Feghali (president)  
Jim Snyder (vice president)  
Kim Searcy (sec/treas)

### **Management**

Mark Shoberg Bray HOA Manager  
Cayce Benton Bray HOA Assistant

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Member/s: Janell Gear

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### **Notice of Quorum Achieved**

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With one proxy received and 8-unit owner's present, it was announced that quorum had been achieved.

Approval of 2020 Minutes

First motion: Jim Snyder

Second motion: Janell Gear

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### **Discussion on New and Old Business**

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Mark Shoberg opened the discussion for old and new business

- Mark Shoberg discussed the parking situation
    - When there is money available possibly 1 year out
    - Owners and renters want two designated spots
      - This would include cleaning and sweeping the parking lot, getting it stripped and numbered, a sign for the towing company (if we are going to assign parking spots, we have to have enforcement)
      - Total of at least \$1000.00 to complete work
      - Annual upkeep for numbers (\$250.00 per year)
    - If the board wants to go this route?
    - The question was asked how much would it cost to just clean up, stripe and numbered?
      - Mark Shoberg believes around \$750.00
      - Guests are the problem according to the residents
    - The board brought up that they do not want to get involved with towing vehicles.
    - Unless the board wants to move forward with just clean up, stripe and numbered this item of discussion is tabled for now.
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# Budget

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Mark Shoberg opened discussion on the proposed 2022 Budget.

- Dues increased \$170 monthly effective January 1, 2022
- We are stuck in a difficult situation due to maintenance expenses, bills, and setting money aside for the future.
  - Lost irrigation pumps this year and had to be replace overnight
  - We keep hoping that we are over the major hurdles
  - In the next 5 to 7 years when there is money, we want to get the building in the next worst condition sided and then the next.
- Completed: New roofs, new foundations, new crawl spaces
- How is that we are in the situation that Bray has not been paid?
  - Unexpected costs
  - Pay vendors first
  - Insurance claim and irrigation pump set back
- Insurance company called and due to three insurance claims in the last 4 years they want to increase the deductible from \$1,000.00 to \$10,000.00
  - Reached back out to insurance companies to review again
  - Waiting for response
- Why do eleven units pay one amount and one unit pay a smaller amount?
  - The one-unit owner paid off their portion of the loan amount, so their dues are less that the other owners.
- What is the remaining debt per unit from the loan?
  - Mark Shoberg said that he would find out correct amount and follow up with the board
  - Once loan the is paid off then the dues can decrease
- What are the current dues?
  - Eleven units pay \$160.00 and one unit \$135.00
- Any specific changes to the 2022 budget?
  - No specific changes, unless unexpected emergencies

Approval of 2022 budget

1<sup>st</sup> Motion: Jim Snyder

2<sup>nd</sup> Motion: Carl Feghali

None opposed

Budget Passes

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## Elections

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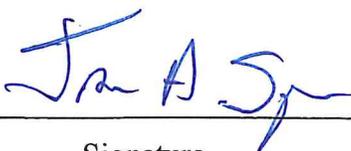
## Adjournment

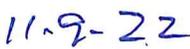
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With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.

No one present objected to the close of the meeting

The 2021 Annual Meeting was adjourned at approximately 4:34 p.m.

  
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Signature

  
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Date