

2023 ANNUAL MEETING MINUTES

Homestead in Grand Junction Condominium Association

January 17, 2023 @ 3:30p.m. – 640 Belford Avenue.

The meeting was called to order by Mark Shoberg, Bray HOA at 3:31pm

In Attendance (In Person and via Zoom)	Proxies	Management
Trent Weiszrod- President		Mark Shoberg Bray HOA
Curt Rahm- VP		Manager
CJ Nelson- Secretary/Treasurer		Annie Shoberg Bray HOA
Elaine Blackmer		Manager
Rae Christian		Cayce Haren Bray HOA
Dixie Fawson	13 proxies received	Assistant (Zoom)
Christi Flynn		
Yvonne Hall		
Lloyd Hunley		
Ashley Ocegueda		
Craig Owens		
Nancy Robert		
Steve Smith		
Ramona Winkeller		

With 13 proxies received and 14 unit owners present (online and via zoom), quorum was achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as the Bray HOA Manager.

Annie Shoberg introduced herself as one of the Bray HOA Managers.

The Board introduced themselves:

Trent Weiszrod HOA President

Curt Rahm HOA Vice-President

CJ Nelson HOA Secretary/Treasurer

Unit owners introduced themselves in person and online as well.

Approval of 2021 Minutes

First motion: Lloyd Hurley

Second motion: Curt Rahm

None opposed.

2022 minutes were approved.

Discussion: 2023 Budget Review

Mark S handed this discussion over to the community.

Curt announced that efforts to repair the pool have failed.

- Drain repair is impossible. Replacing the drains would involve removing the pool and replacing it entirely.
- The full replacement cost is unknown. Previous efforts to recruit a pool tech from in town have failed, so Bray will pursue contractors from out of town for an estimate. This may be a couple year process because bids are taking an extraordinary amount of time.
- The pool is a common area element, so a vote and special assessment would be needed to fund repair or replacement.
- Once a bid is secured, a proxy will be mailed so that homeowners can select their preference to repair/replace or remove. If the pool is removed, the top 3 options for replacement will be listed.
- Members brainstormed alternatives for the pool space. Ideas included a park, a gazebo, grass, bathrooms, a building, pickleball courts, and additional parking.

Discussion on Proposed 2023 Budget

Mark S opened discussion on the proposed 2023 Budget.

- Due to higher than average precipitation, expenses for snow removal have increased.
- The HOA is undertaking a multi-year project to reduce irrigation and landscaping costs. Tree roots have negatively impacted sprinklers. The HOA is installing xeriscape and rocks which should reduce future water issues while reducing future maintenance and landscaping expenses as well.
- In order to continue rock work, the budget will need to increase, and perhaps even double in this area. Similarly, garage repairs, gutters, and sensors will require additional funds beyond the proposed budget. Desired projects include painting two buildings, adding wood trim, repairs on building seven, garages, gutters, and sensors.
- One homeowner asked if it would be possible to install a tree or large bush to reduce visibility on her patio. Mark S replied that a written request detailing the location and desired greenery will help move the process forward.
- CIOWA recommends 10% reserves.
- Currently, owners pay \$615 per quarter. The board proposed an increase of \$10/month/unit. Lloyd motioned to approve the proposed budget. Curt seconded the motion. 2 proxies opposed the budget. The motion carried. Effective 3/1/23, dues will be \$200/ month (or \$645/quarter for owners who have a garage). Bray will send updated statements to all owners.
- Status update:
 - Work on building 7 should be done soon.
 - There are still no gutters on the garages.
 - Work will resume on building 5 & 6 in spring.
- Board members recalled that an invoice has not yet been received from Juan for woodwork. Juan will also complete metal caps.
- Some garage lights have been on 24/7. The sensors may need to be replaced. Bray will send a tech to estimate a cost to repair sensors or replace lighting fixtures on building 2 (particularly the northern

facing lights). One homeowner had a concern about residents who have turned off lights; she would like to see them on at night for safety reasons.

- The year end statement will be available the 3rd week of January.
- Seth with SDL will start repairs in spring to clean, repair, and seal wood and gutters. Bray will pursue recommendations for weatherproofing around the columns.
- The Board will provide Juan's contact information to Bray and get a scope of work for Seth at SDL for gutter and wood repairs. Bray will get recommendations for weatherproofing around the base of the columns with trex instead of wood.

Discussion on Proposed CC&R amendment changes

There were none.

Elections

Mark S announced that Trent was stepping down as President. He asked if anyone would like to serve. There were no volunteers, so the board will continue as a partial board. The board can elect a new President with a majority vote.

Discussion on Community Priorities

One homeowner requested a list of owners vs. tenants. Mark S replied that in order to discourage discrimination, lists cannot be provided to the community. Cayce reported that ownership is 50/50 (owners vs investors). The homeowner commented that he would like to see governing documents distributed to tenants. Two investors replied that they provide tenants with the neighborhood policies when they move in. The CC&Rs are also posted online.

Mark S. asked if there was any additional old or new business.

CJ addressed parking concerns.

- Copper Creek parking is creeping in.
- Trent asked why vehicles have not been removed.
 - Mark replied that a recent house bill made it illegal for tow companies to tag and tow. The new law requires 24 hours' notice for towing. Bray can't remove cars based on plates or tags. Tow companies can remove for lack of stickers and/or ADA stickers in restricted parking areas.
 - If residents have concerns (no HOA parking permit displayed), the best way to address it is to send a picture to Bray HOA.
- Bray will follow up with Copper Creek to address the 3 spaces in front of the teal/pink apartment building. At this time the board is not interested in paying more to enforce parking.

Homeowners discussed concerns regarding pet waste control. It seems that the problem is getting worse. Oopsie poopsie has struggled with short staffing. Bray will pursue a bid from Yabba Dabba Doodie for once a week clean up. The HOA declined a baggie station.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting. Lloyd motioned to adjourn. None opposed. The meeting adjourned at 4:45pm.

Signature

Date