

# 2020 ANNUAL MEETING MINUTES

## MESA ESTATES

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January 29, 2020 | 6:00 p.m. at Chipeta Golf Course Clubhouse. | Meeting called to order by Mark Shoberg,  
Bray HOA

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### In Attendance

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<b>Bray HOA Management</b>	<b>Board</b>	<b>Members</b>
Mark Shoberg	Ron Bailey	We had over 34+ members present
Laurie Allen	Rex Garnes	
Brandon Perry	Darren Caldwell	
	Pat Tucker	
	Gail Muller	

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### Notice of Quorum Achieved

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With 19 proxies received and 34+ homes present, it was announced that quorum had been achieved.

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### Introductions

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Mark Shoberg introduced himself as the Division HOA Manager and Laurie Allen the HOA Association Manager and Brandon Perry HOA Assistant Manager with Bray HOA.

Ron Bailey introduced himself as the President of the Board of Directors.

Rex Garnes introduced himself as a Board Member.

Gail Muller introduced herself as a Board Member.

Darren Caldwell introduced himself as a Board Member.

Pat Tucker introduced herself as a Board Member.

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### Approval of the Previous Year's Minutes

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The present homeowners reviewed the previous year's minutes.

Motion: Marjorie Spehar

Second: Steven Smith

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

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### Presidents Report presented by Ron Bailey

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#### Accomplishments:

- Hired Bray HOA Management starting last September to have professional HOA Management for the first time.
- Second annual National Night Out picnic at the Gazebo was a huge success (55-60 people). Next one is scheduled for Tuesday, August 4th, 2020.
- Added ceiling fan at Gazebo

- Fixed the perimeter lights at the Gazebo. On at dusk – off at dawn.
- Fixed window and painted pumphouse
- Numerous dead trees removed along with several bad shrubs.
- Completed inventory of landscaping needs for the new year. Busy year ahead!
- Major cleanup of lots at SW corner and NW corner (swamp)
- ACKNOWLEDGE DAVID ELLIOTT
- Trees were trimmed up to provide a more open view from homes
- Added many cubic yards of dirt to eroding side of vacant lot on Love Mesa
- Built structure in pumphouse to ease pump removal for repairs
- Created a status map of the association lots.

#### Issues:

- Numerous water leak repairs (some at great expense)
- Two deep leaks on Dry Mesa (4-5 feet deep)
- Two leaks on Trevor Mesa (3 feet deep) that had caused the swamp (many years old)
- Leak in backyard on Trevor Mesa due to faulty connection in backyard
- Plugged irrigation inflow at the pond (twice!)
- Irrigation pump in serious need of repair & maintenance
- Flooding of vacant lots from low spot along access road just east of Tenderfoot
- Builders leaving muddy tracks all through the area
- Builders leaving building materials on sidewalks (resident injured tripping on rebar).
- Children playing on dirt piles and throwing big clods of dirt onto street
- Dogs not on leashes (one resident injured by charging large dog)
- RVs parked in the street
- Commercial trailer parked in the street
- Residents parking in the street
- Satellite dishes & antennas
- Need for better and more-timely communication
- Complaints about weed control, spraying, fertilizing
- Board will be meeting with Peaceful Valley soon to discuss our concerns from last year.
- Cleanup vacant lot next to pond with stacks of old tiles and large rocks
- Collection for non-payment of HOA dues

#### Goals For This Year:

- Closer involvement with lawn care to monitor spraying and fertilization activities.
- Aggressive budget and a plan to replace many trees (~6) and shrubs (~40).
- Remove unsightly shrubs and thin areas that are too dense.
- Spruce up landscaping around the Mesa Estates sign and maybe add spotlights.
- Complete pump servicing & repair
- Schedule annual cleanup of irrigation vault at pond inflow pipe.
- Remove cattails
- Adjust inflow pipe in pond
- Make changes to overflow vault to deepen the pond by a couple of feet
- Possibly add more picnic tables at the Gazebo
- Possibly add park bench at the pond facing West for sunset viewing
- Research trash removal to consider changing to just one – per CCRs

- Fix low spot along the access road flooding area and adjust fence panel heights.
- Numerous fence panels damaged and in need of repair along perimeter.
- Add gravel to bald spots as needed - budget-permitting.
- Get city to renovate the Welcome to Grand Junction sign
- Exterior fence repairs
- Research extending perimeter fence along southwest corner of subdivision
- Selective removal of certain overplanted or unsightly plants and shrubs
- Research options for adding light to north side of entry at Granite Parkway

#### General Information:

- Where does our irrigation water come from?
- Who repairs the streets?
- How to properly submit a complaint. *To report a CC&R violation, please send an email to the Bray HOA Team at [hoa@brayandco.com](mailto:hoa@brayandco.com)*
- When should we have our annual meeting? (Early-mid December)
- Blowing out sprinklers (Who does it and when?)
- No watering of front yards on Thursday evening or Friday morning. (wet grass does not mow well)
- Removal of the cat tails at the pond.

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## Old Business & New Business

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- THE SNOW REMOVAL WILL HAPPEN AT 2 INCHES not 4 inches as previously stated.
- Builders are leaving debris behind like rebar scraps (which a homeowner tripped and fell over) scrap lumber miscellaneous trash behind from building materials. The mud they are leaving on the sidewalks and into the streets.
- NO long-term parking in the streets. All recreational vehicles, campers, boats etc. must be placed in proper storage. NOT on the streets. ***Owners please refer to our CC&R's.***
- CC&R's must be followed. Bray will be enforcing our CC&R's.
- For uniformity and increased safety, it was suggested by a member present to have the same trash company for all. **Motioned by: Lawrence Foster and 2<sup>nd</sup> by Steve Kilgore. All present voted Yes 51 No 3. It was noted that this determination is allowed for by the Board per the CC&Rs.** Bray will check into this and submit bids from trash servicing companies to the board. We will continue to keep you updated on this.
- The Welcome to Grand Junction sign. Rex has reached out to the City of GJ regarding the deterioration of the sign. Fingers crossed this will be on the budget for the city to reconstruct and get back into shape.
- The streets, are starting to show significant wear and tear. Mark Shoberg recommends to contact GJ fix it. GJ Fix it is a sight that the city has for residents to request a work order for the city of GJ.

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## 2020 Budget Discussion

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- The dues have been increased by \$5.00 monthly. Ron Bailey explained the need to increase the dues so as we are not running in the negative at the end of the year. If the dues do not increase by the \$5.00 extra a monthly, we could be in a deficit of \$2,000.

- The majority of line items are not discretionary expenses. These are monthly bills to keep our HOA up and running.
- Motion to pass the 2020 Budget. **Motioned by Bill Hudson 2<sup>nd</sup> by Steve Kilgore.** Members present voted for the budget presented Yes 80 No 0 (this includes proxies). Budget passed unanimously!

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## Elections

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CC&R's state that there should be 3 Board of Directors only. After the elections, the three Directors decide among themselves who is appointed to what term and what position.

Four (4) members in good standing self-nominated to be elected to the Board of Directors.

Ken Modellmog

Darren Caldwell

Rex Garnes

Ron Bailey

More than three Directors wanted to serve so this went to a simple ballot vote done by members present.

The final count of the voting for the board of directors was as follows.

Ron Bailey 68

Rex Garnes 66

Ken Modellmog 42

Darren Caldwell 26

With no other volunteers, the election was closed.

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## Adjournment

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With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting @ 7:45 PM  
All members were in favor.

Directly after the meeting the three newly-elected Directors quickly held a meeting among themselves and decided the positions and term for which they would serve.

Ken Modellmog	President	3-year term.
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Rex Garnes	Vice President	2-year term.
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Ron Bailey	Secretary	1-year term
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Signature