

# 2019/2020 ANNUAL MEETING MINUTES

## Wine Valley Estates Homeowners Association

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November 19, 2019 | 5:30 p.m. at 640 Belford Ave | Meeting called to order by Mark Shoberg, Bray HOA

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### In Attendance

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Mark Shoberg  
Laurie Allen  
Bray HOA

Katherine Reed *President* -- Laura Hutchins *Vice President*  
Crystal Woolen *Secretary* – Kris Martsof *Treasurer*  
Members: Alyssa Austin, Neal Austin, Cathleen Farrell, Lewis Hutchins,  
Melissa Lemman and New Members Wayne & Melody Whitney.

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### Notice of Quorum Achieved

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With two proxies received and eight Unit Owners present, it was announced that quorum had been achieved.

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### Introductions

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Mark Shoberg introduced himself as the HOA Manager for Bray Property Management. Laurie Allen was introduced as one of the Assistant HOA Managers. Kat Reed introduced herself as the President and Laura Hutchins was introduced as the Treasurer. Crystal Woolen as Secretary and Kris Martsof as Treasurer

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### Discussion on Old Business and New Business

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Mark Shoberg opened the discussion for old business. The Cistern is on schedule for cleaning this year and as discussed and decided the cistern will be cleaned out yearly.

(Amended update: 11-21-19, Precision Hydrovac went out and found the cistern full of water. The cost would go up to suck out the water and there is no way to drain without pushing the water through the winterized system. They will return in spring when the water is turned on and flush the water through the system and clean the cistern at that time)

A community member proposed to have the next Annual meeting closer to Palisade. Bray will accommodate to where ever the board of directors chose to hold the meeting. When held at the Bray location it is free to the HOA.

### Discussion on New Business

We are still contracting with WD Yards for our landscaping needs at about the same cost as this year.

There may be issues in the spring with the start up of the irrigation do to the early cold snap that happened in the valley. No way to tell if we will have issues until spring. The end of the watering season next year we will be shutting down a little earlier at the head gate to help with this happening again.

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## Budget

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Mark Shoberg opened discussion on the Annual Budget.

Laura Hutchins explained to the members present that if our dues are to remain the same, we will have to have a special assessment for any and upcoming maintenance on our pumps which have not been serviced for over 5 years and to continue to maintain the system we have now. Laura suggested that dues increase by \$10.00 a month and begin now saving more into our reserve account. The proposed monthly dues to be at \$60.00 starting January 1, 2020.

Motioned: Laura Hutchins

Seconded: Katherine Reed

Members present and ballots received vote 10 Yes and 3 No. This Motion has passed.

Starting January 1, 2020 Dues payment will be \$60.00 monthly.

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## Elections

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With all Board members present and serving their (2) two-year term they have all agreed to continue to serve their terms. There is one spot for another board member Mark Shoberg announced but no one spoke up to volunteer at this time.

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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. The 2019 Annual Meeting was adjourned at 6:06 p.m. Motion Neal Austin and 2<sup>nd</sup> Katherine Reed.

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Signature

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Date