

2019/2020 ANNUAL MEETING MINUTES

Stagecoach Trail Homeowners Association

November 20, 2019 | 5:30 p.m. at 640 Belford Ave | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Mark Shoberg
B. Perry
Bray HOA

Board:

Chinella Mozingo *President* -- Bill Bouts *Vice President*
Tracey Schleich *Secretary* – Andrew Kastner *Treasurer*

Members:

Stephen Damm, Dana Damm, Michael Santos, Kristin Santos,
Zachary Leyda, Morgan Leyda, Timothy Jeschke, Tracy Jeschke,
Terry Davis, Colleen Davis, Samuel Meeks, Ashleigh Meeks,
Ryan Wyckoff, Trista Wyckoff, Jodi Wellborn, Michael Wellborn,
Janver Derrington, Khaila Derrington, Manuel Zatarain,
Breanne Gabossi, Jeffrey Mozingo, Chinella Mozingo, Jo Ann Weiss,
Luke Mason, Amber Mason, Billy Joe Bouts, Christina Bouts,
Derrick Griffiths, Brittney Griffiths, Michael Schleich, Tracey Schleich,
Gwen Borschel, Andrew Kastner, Jordann Kastner

Notice of Quorum Achieved

With six proxies received and 19 Unit Owners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager for Bray Property Management. Brandon Perry was introduced as one of the Assistant HOA Managers.

Chinella Mozingo introduced herself as the President and Andrew Kastner was introduced as the Treasurer. Bill Bouts as Vice President and Tracey Schleich as Secretary.

Chinella discussed the reason for Hiring Bray HOA Management, explaining that it would help field complaints, reconnect the community members, and help protect everybody in legal matters. She related that the work of managing the HOA was a full time job and they were all volunteers.

Discussion on Old Business and New Business

The topic of barking dogs was brought up. They discussed that some of the dogs within the HOA have been barking and annoying the neighbors. The homeowners were asking what all can be done to stop this. Mark explained that a courtesy letter can be sent followed by a fines if they don't get the situation fixed in a timely manner.

What kind of Insurance does the HOA have?

Mark Shoberg explained that each HOA has two different kinds of Insurance. That is GL insurance which covers the HOA itself, and D&O insurance which covers the board of the HOA

Discussion on New Business

Why is joining Bray helpful?

Mark explained that Bray helps by being the middle man. Bray fields phone calls with questions about the HOA, Bray HOA then listed all the benefits of HOA management: twice a month violation drives; bill collection; liens, civil judgments; facilitating with policies and procedures; maintaining property values; HOA taxes; HOA filing with Secretary of State and DORA; staying up to date with changing CCIOA regulations; managing annual meetings, etc.

Why are the Dues increasing again?

- The budget was broken down and they discussed that part of the dues increase is to help pay Bray to manage the HOA. However, with the current costs the HOA is paying the dues would have to be increased in order to put any money towards the reserve account. Since the time for irrigation pump maintenance is coming up, the reserve can be spent very quickly. Which leaves no money for emergency's without the dues increase.

What will happen with the community Facebook page?

- Originally the plan was to get rid of the Facebook page entirely. Several owners discussed how useful the page was outside of HOA matters. So the official decision is that the Facebook page will stay in operation for use between owners and community members, but is not to be used for complaints or HOA business.

Budget

Mark Shoberg opened discussion on the Annual Budget.

Clarification about the Dues increase was discussed. Explaining that the Increase will be used to help build the reserve account, protect the HOA with legal help, and allow Bray to help plan maintenance.

Motioned: Terry Davis

Seconded: Bill Bouts

Members present and ballots received vote 22 Yes and 3 No. This Motion has passed.

Starting January 1, 2020 Dues payments will be \$300.00 yearly

Elections

- Bill Bouts was asked if he would like to run again for office. He agreed that he would like to, first motion from Bill followed by a second motion from Andrew Kastner.
- Andrew Kastner decided to run again. First motion from Andrew followed by a second motion from Amber Mason..
- Amber Mason was nominated by Bill Bouts and agreed to run with a second motion from Andrew Kastner.

Chinella Mozingo and Tracy Schleich decided to step down from the board.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting. The 2019 Annual Meeting was adjourned at 6:34 p.m.

Signature

Date