

The Preserve
Annual Meeting Minutes
February 7, 2018 at 5:30pm

Board Members Present:

Melissa Jones

Bray HOA Management Present:

Mark Shoberg
Savannah Kohagen

Bray Contact Info:

hoa@brayandco.com

(970) 242-8450

www.brayhoa.com/hoacommunities

1) Quorum Achieved to Conduct Meeting

With six proxies received and four members present, it was announced that quorum had been achieved.

2) Call to Order

The 2018 Annual Meeting was called to order at 5:32pm by Mark Shoberg.

3) Introductions

Mark Shoberg introduced himself as the new HOA Division Head with Bray HOA Management. He also introduced Savannah Kohagen as one of the Assistant HOA Managers.

Mark Shoberg then introduced Melissa Jones as the only present board member, although she decided to step down this year.

4) Approval of Previous Year's Annual Meeting Minutes

After reviewing the previous year's annual meeting minutes, there was a motion to approve.

Motion: Melissa Jones

Seconded: Mathew (Scott) Troxell

With all votes in favor, the motion was passed to approve the previous year's minutes.

5) Discussion of Project

Mark Shoberg began with a disclaimer: not all projects that were discussed were guaranteed to get done. Rather it is just a way to get ideas out to the rest of the community.

- Trees along Preserve Lane will be trimmed this year. There was some discussion as to whether this should be done before or after the trees bud out to make sure that the trimming keeps the branches back three feet from the edge of the Lane as requested by the fire department. Bids for the work have been requested but not yet received.

6) 2018 Budget

Questions & Concerns on the Budget:

- Mark Shoberg gave Melissa Jones a copy of the 2004 budget that included the oldest breakdown Bray had. Bray was unable to find the original assessment allocation schedule.
- Discussed account balances (Operating & Reserves)
 - Melissa explained the reasons for the dues increase, as the operating account needs to be built back up.
 - The balance of the Reserve bank account was then discussed. The reserve bank account had approximately \$43,414.64 as of the end of January 2018.
 - Melissa then discussed the amount set aside per month for Reserves. Somewhere along the way, Bray reduced the amount put into reserves, which had previously been \$300 per month. Bray will put \$300 per month into reserves going forward.
- Another homeowner was concerned that communication could be better between Bray and The Preserve homeowners. Mark explained that if the Board would like a letter sent out, they should notify Bray.
- It was brought to the managing company's attention that a section of the road is being watered that may not require it. The section needs to be trimmed but doesn't need regular watering. The board decided to discuss this issue and reach a resolution at a later time.
- A homeowner asked if the Association has water shares. Melissa answered, "Yes, we have 50."
- A homeowner asked how much the tree trimming has cost in previous years. Melissa explained that each year the Association budgets half of the amount each year, but it usually costs \$1,600.
- Douglas Nieman asked if Bray gets bids every year for landscaping and tree trimming. Mark answered, "It is up to you as the homeowners." He recommended staying with a current vendor if the Association/Community is happy with the work.

A) Motion to approve the 2018 Budget

Motion: Mathew (Scott) Troxell

Second: Melissa Jones

With 8 votes in favor, the motion was passed (four in person, four proxies).

7) Annual Election

Douglas Nieman volunteered to be on the Board. With four votes in favor, Douglas was voted onto the board.

Mathew (Scott) Troxell volunteered to be on the board. With four votes in favor, Scott was voted onto the board.

Melissa Jones officially stepped down from her current position, but volunteered to be a "Member at Large." With four votes in favor, Melissa was voted in as a "Member at Large."

John Storheim was voted for in absentia to run again as President of the HOA. With four votes in favor, John was reelected onto the board.

The positions of Mathew (Scott) Troxell and Douglas Nieman will be determined at the next board meeting.

8) Adjournment

With there being no further business to discuss, the meeting was adjourned at approximately 6:15pm.

Motion: Mathew (Scott) Troxell

Second: Douglas Nieman

Signature

Date