

2020 ANNUAL MEETING MINUTES

Sundance Village Condominium Association

February 26, 2020 | 5:31 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Mark Shoberg	Cary Perino (Board Member)	
Brandon Perry	Cynthia Reimer	Steven Berger
	Scott Barnes	Debbie Thomas
	Jennifer Stephens	Margaret McCaffrey
	Shary Chavez	
	Dana Chavez	

Notice of Quorum Achieved

With 5 proxies received and 7 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 an assistant manager for Bray HOA Management. Cary Perino introduced herself as the President, Vice-President and the Secretary/Treasurer.

Approval of Previous Years' Minutes

Mark Shoberg called for a motion to approve the 2019 Annual Meeting Minutes.

Quick question regarding animals. Is there a weight limit on pets? Yes, the max weight is 40lbs.

Did all the buildings get painted last year? No, only 623 Canyon Vista Way was completely painted and all others had touch ups completed.

Motion: Debbie Thomas

Second: Dana Chavez

The approval of the minutes was passed unanimously.

New Business –Old Business

Water Issues. As we all know there is a high water table so when it rains or even when the outside water is on and is being over watered, it causes a swamp like environment along with crawl spaces flooding. With

discussion it is decided to look into xeriscape, not only Canyon Vista Way, but to look into xeriscaping for Thunder Mountain Dr. as well. The board feels if we invest into xeriscaping for all it could eventually lower the dues. Please know that xeriscaping does not mean the HOA will eliminate all vegetation. By xeriscaping this will also help lower the cost of the yearly landscape contract (mowing weed eating etc.).

It was suggested that a new trash service be looked into for cost savings.

Snow removal- There has been a new company hired for this task and will happen at a 2" trigger

Budget

Question regarding the Parking lot line item on the budget. In the past there has been repairs and crack seal and that is why we must keep parking lot maintenance on the budget.

Snow removal and the Landscape contract are all under one contract which will save money as well. The ice melt is safe for concrete and should not cause spalling of the concrete.

It was suggested that a new trash service be looked into for cost savings and ending the contract with waste management.

There was a motion to approve the budget for 2020

Motion: Debbie Thomas

Second: Cary Perino

Out of the present homeowners, all in favor but 1. The 2020 budget passes.

Garages- the garages are having constant maintenance issues regarding the siding and gutters. At times the HOA does not have in the budget for power cleaning any of the garages. It is suggested that the garage dues be increased by \$5.00. Currently part of the garages are not even owned by residents living in the HOA.

Bray's HOA Accountant will look into separating the dues for the garages and homes as different line items in the budget to show where the garage money is being allocated, as before it was lumped together with the unit dues.

Motion to approve the Garage dues increase of \$5.00 for a total of \$15.00 monthly.

Motion: Guy Thomas

Second: Jennifer Stephens

The \$5.00 increase was passed. This will begin the 1st of April 2020.

Elections

Cary Perino volunteered to be reelected for her position on the Board.

Motion: Cary Perino

Second: Shary Chavez

All in favor, Cary was reelected to serve on the Board.

Steven Berger volunteered to be on the Board.

Motion: Steven Berger

Second: Debbie Thomas

All in favor, Steven was elected to the Board.

Dana Chavez volunteered to be on the Board.

Motion: Dana Chavez

Second: Steven Berger

All in favor, Dana was elected to the Board.

With no other volunteers to the Board, the election was closed.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting.

Motion: Debbie Thomas

Second: Cary Perino

The vote was unanimous. The 2020 Annual Meeting was adjourned at 6:55 p.m.

Signature

Date