

2019-2020 ANNUAL MEETING MINUTES

Sundance Crossing Owners Association

September 25, 2019 | 5:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Bray HOA Management:
Mark Shoberg
Laurie Allen

Board of Directors:
Debbie Lanam

Notice of Quorum Achieved Proxys 4 Members present 8

Introductions

Mark Shoberg introduced himself as the Community Association Manager with Bray HOA Management. Laurie Allen was introduced as one of the HOA Management team members.

Debbie Lanam introduced herself as the Board president Trent Weiszbrod vice president was unable to attend.

Approval for 2018 meeting minutes motioned for approval Cary Perino 2nd Diane Barger.

Discussion on Projects

The HOA has had struggles in the past because of the low number of members having to pay the large amount of landscaping costs. Red Compass (builder) now is paying 55% of the landscaping costs.

The landscapers will be able to maintain the drip systems and now that the repairs of the watering system are completed the grassy area will be tended to. Peaceful Valley has a planned fall clean up for the subdivision.

Gutters, several homes will need attention on their back gutters to prevent any further damage. Down spouts need looked at as well and repaired as needed.

Sidewalks need repairs in areas. The driveways need attention as well and this will be in the works in the next several years due to the cost. Parking lines need to be painted and properly marked.

Parking along Zenith is becoming an issue by individuals parking on both sides of the street. It was motioned to have parking signs made for parking on one side of the street only. Motioned Debbie Lanam and 2nd by Diane Barger.

There is a large hole by 2477 Thunder Mtn drive that will need filled with river rocks.

Any budgeted item that is not used will rollover to any other budgeted item that needs repairs.

Budget

Mark Shoberg opened discussion on the 2020 budget. Question regarding the management cost the fee is \$8.00 per unit so every time there is a new unit added the management fee goes up as well. The fee is still at \$8.00 per unit it is just forecasted to grow as units are added on.

Repair and maintenance if the City of GJ will take the cost of the repair of the sidewalks the money allocated for them will go to the roofs. Roofs are a high priority.

Irrigation water; there is 18 shares however we may have to get an attorney involved to claim the 18 water shares. Then it was brought up that maybe the \$40.00 for legal is not enough. It was motioned to have the budget be \$2000.00 for legal. Motioned Debbie Lanam and 2nd Pam Harp.

Insurance cost will be going up as well as new units are added but we will be shopping for the best coverage and price for the HOA.

No Nays in proxies.

Budget is Approved! Motioned Diane Barger and 2nd Claire Stender

Elections

Mark Shoberg called for a motion to open the election for the Board.

- Debbie Lanam volunteered to remain on the Board as President. With all votes in favor, she was elected as President.
- Trent Weiszbrod was voted to stay on the Board as Vice-President. With all votes in favor, he will remain as a Board member.
- Jackson Berry with Red Compass volunteered to join the Board. With all votes in favor, he was elected to the Board.

With no other volunteers, the 2020 election was closed. Motioned by Claire Stender 2nd Debbie Lanam

Other Business

Several complaints of the over watering. At the beginning of the season the HOA was struggling to get water due to Synergy accidentally cut into the irrigation system. Synergy has had the repair complete and installed brand-new electric pump timers. However, when the water is on it is watering way to long and too often.

Several members also felt that the current landscaping company was not doing a satisfactory job. Peaceful Valley will be able to dedicate more time on the cosmetics of the landscaping now that all the water issues have been resolved.

Resolution: Mark Shoberg and the HOA Management team will contact Peaceful Valley and discuss the complaints and concerns of the members. It was recommended to not move to a different landscaping company so as this next season it should run much smoother and efficient now that they are familiar with the needs of the community.

Bray will be reaching out to the City of GJ regarding the sidewalk repairs needed for safety reasons.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting. Cary Perino motioned to adjourn; Diane Barger seconded the motion. All members were in favor. The 2020 Annual Meeting was adjourned at 6:46 p.m.

Signature

Date