

2022 ANNUAL MEETING MINUTES

Desert Peaks Business Complex Condominium, Inc.

February 09, 2022 @ 1:30p.m. – 640 Belford Ave. Meeting called to order by Mark Shoberg, Bray HOA at
1:33 PM

In Attendance (Board & Management)

John Adams	
Ron Sechrist	Mark Shoberg
John Geer	Cayce Benton

Notice of Quorum Achieved

With three-unit owners present, it was announced that quorum had been achieved.

Introductions

John Adams, Ron Sechrist, and John Geer introduced themselves as the current owners of the Association and members of the Board.

Previous Years Minutes

Mark Shoberg called for a motion to approve the 2021 Annual Meeting Minutes.

Motion: Ron Sechrist

Second: John Geer

There was a unanimous vote by the present owners to approve the previous years' minutes.

Old & New Business

The question was asked if there was really \$6,000 in the account balance?

- Mark Shoberg responded with yes, the current amount in the operating account is around \$6,400

The present member discussed getting bids for a parking lot project including

- Crack seal
- Dips
- Fixing holes
- Restriping
- New developments that may require cold patches

The present members discussed the rise in insurance premiums

- John Geer discussed that the cost of insurance had dropped a few years ago, but now it has increased. This is based on real-estate and the increase cost for materials and contractors. The insurance rates should be stable for the next few years.
- Continued discussion among members regarding the insurance

The present member discussed landscaping

- The question was asked if the landscapers were locking in the price on the proposed budget.
 - Mark Shoberg explained that that price was indeed locked in
- There was a suggestion to have the landscapers check the drip system in the spring to ensure that it is working properly.
 - It was noted that there we a lot of dying/ lost bushes

Mark Shoberg discussed that there would be an increase in snow removal costs next year after several snow events in Dec and Jan.

- John Adams noted that the snow needs to be taken out more towards Patterson and not towards Foresight Circle

The present members discussed the idea of setting up a reserves account

- Ron Sechrist motioned to open a reserves account with moving \$2,000 from the operating account
- Second by John Adams

Passed unanimously by present members

Budget

Mark Shoberg opened discussion on the proposed 2022 Budget.

There was a motion to pass the 2022 budget.

Motion: Ron Sechrist

Second: John Geer

The motion passed unanimously.

Elections

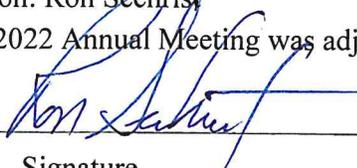
Next election is in 2024

Adjournment

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

Motion: Ron Sechrist

The 2022 Annual Meeting was adjourned at approximately 1:52 p.m.



Signature

3/2/2023
Date