

2022 ANNUAL MEETING MINUTES

Grace Park II Condominium Association

April 20, 2022 @ 3:30p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, Bray HOA

In Attendance Board	Proxies	Management
Karen Ewall		Mark Shoberg Bray HOA
Josh Fritz		Manager
Janell Gear (3 Properties)		Cayce Benton Bray HOA
GLT Properties LLC (7 Properties)		Assistant
Treca Hawthorn	Eighteen proxies received	
Shelly Roark		
Elaine Sapp		
Brian Sledge		
Guy Thomas for Stephine Sloan		
Jeanne Thoele		
Layne Whyman		

With eighteen proxies received and 19-unit owner's present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as the Bray HOA Manager.

The Board introduced themselves:

Josh Fritz HOA President.

Janell Gear HOA Treasure.

Karen Ewall HOA Vice-President.

Jeanne Thoele HOA Member at Large.

Approval of 2021 Minutes

Mark S. Reviewed the 2021 minutes.

First motion: Jeanne Thoele.

Second motion: Josh Fritz.

None opposed.

2021 minutes Approved.

- These usually get painted and these can get fixed but that usually means more dues or a special assessment as the HOA has budget constraints.
- Must be a priority with the board to get the funding for projects like this.
- The question was asked, don't we have a reserve account?
 - Mark S. explained that the HOA has 25K in reserves.
 - Reserves are typically for emergencies not ongoing maintenance.
- Karen E asked why more money wasn't being set aside for reserves.
 - Mark S. explained that when Bray first took over, they tried to increase the dues to \$135.00 per month as the HOA was under funded but the HOA needed the 67% approval, and it was not approved.
 - The Board has ratified budgets with dues increases every year since Bray took over, but some of those increases have not been approved by the owners.
 - Karen E stated that the Association was required to set aside money for Reserves each year.
 - Mark S explained that all CC&R's and Bylaws fall under the umbrella of CCOIA in the state of CO and although CCOIA recommends reserve funding, it is not a requirement by law, regardless of Declaration stipulations.
 - However, the COA has been setting aside money into reserves each year. It has been less than projected from the budget because of additional maintenance requests.
 - Karen was concerned that that they have not seen this money moved from Operating into Reserves.
 - Mark S. stated that he will discuss this with accounting. The money should be in the operating account, and he will find out why if it was not moved over.
- Discussion that the big dumpster across from building 1145.
 - Gate needs a longer latch that reaches the pole to close the gate.
 - Possible placement of pavers to be placed on side of the dumpster.
- The topic of Air BNB's in Fruita was brought up.
 - Fruita is trying to limit the Air BNB's.
 - Believe that the CC&Rs say no less than 31 days.
 - Board can write a policy that clarifies what the CC&Rs say.
- Discussion on Dish antennas and how to remove them from the roofs of the units.
 - Owners have a right to have dish or cable in their home per SB 100. It is state law.
 - HOA can have stipulation on placement of antennas on building or poles.
 - Scott has been asking the companies to remove old ones when he sees them in the community.
 - Mark S. explained that if the board wants, they can give a date to have all Dish's on the roofs relocated to the sides of the buildings and remove all the remaining after that date.
 - Board will discuss this as these additional roofing expenses were not budgeted for in 2022.

Budget

Mark S opened discussion on the proposed 2022 Budget.

- Mark S. explained that the proposed \$135.00 monthly dues increase is \$3.00 over the 5% increase.

Adjournment

- The question was asked what is the difference between the reserve account and the CD?
 - Mark S. explained that both are part of reserves accounts.

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

No one present objected to the close of the meeting.

The 2022 Annual Meeting was adjourned at approximately 4:36 p.m.


Signature


Date