

2021 ANNUAL MEETING MINUTES

Wine Valley Estates

November 11th, 2021 @ 5:33 PM. – 640 Belford Ave

In Attendance

Proxy

Management

Board of Directors:
Lori Curtis, and Kris Martsolf

Douglas Keller, Melissa Leman and
Steve Tinsley

Mark Shoberg
Juliane Beatrice

Members:

Aly Austin on behalf of Neil
Austin, Wayne and Melody
Whitney

Mark Shoberg of Bray HOA Mgmt. Called the Meeting to Order at 5:33 PM

20% or 7 Units are required to achieve quorum. Quorum was achieved.

Approval of Minutes

The previous year's minutes were reviewed and approved:

1st Motion: Lori Curtis
2nd Motion: Wayne Whitney
Signed by Kris Martsolf

Mark Shoberg / Bray Mgmt. Opened Discussion for Old and New Business

Old Business & New Business - Mark Shoberg/Bray Mgmt.:

- HOA financial standings are improving. The HOA was able to get the cistern/irrigation vault serviced in the fall, which saved the HOA \$500 instead of waiting in the spring, like in the past, when funds were available.
- Proposed to pass a motion to have a pump serviced for this coming year. It has been at least 12 years since both pumps have been serviced.

New Business – Lori Curtis:

- Proposed to pass a motion to seek other vendors to replace current landscaper vendor WD Yards.
- Offered to help look for more cost effective landscapers to complete Wine Valley common area.

The Board has requested that residents in the community to please report any water leaks in your backyard, front yard, side yard, or common areas ASAP to Bray HOA Management. Simply report ANY suspected irrigation water leaks as this effects the whole community.

Budget

Mark Shoberg opened discussion on the proposed 2022 Budget

2022 budget already ratified by the board.
No one present rejected the budget.

Elections

Bray HOA Mgmt. asked if anyone besides the two directors that were willing to serve another term, was interested in serving on the board. No one responded.

Motion to reelect Laura Hutchins:

1st Motion: Kris Martsolf

2nd Motion: Wayne Whitney

Approved, no one present rejected this vote.

Motion to reelect Crystal Woolen:

1st Motion: Lori Curtis

2nd Motion: Kris Martsolf

Approved, no one present rejected this vote.

Motion to reelect Kris Martsolf:

1st Motion: Kris Martsolf

2nd Motion: Melody Whitney

Approved, no one present rejected this vote.

Adjournment

With no further business to discuss, Mark Shoberg motioned to adjourn the meeting.

All present approved.

The 2021 Annual Meeting was adjourned at approximately 6:31 PM.



Signature

11-30-2022

Date