

2021 ANNUAL MEETING MINUTES

Sundance Crossing Owners Association

September 14, 2021 | 5:30 p.m. at 640 Belford Ave. | Meeting was called to order at 5:30pm by Mark Shoberg

In Attendance	In-person	Proxy
Bray HOA Management:	Edita Gibson	Cary Perino
Mark Shoberg	Pamela and Robert Harp	Janice Likes
Cayce Benton	Diane Barger	Karoline Henning
	Brena Davis	Grant Odelberg
	Beverly Lindsay	Trenton Weiszbrod
	Melinda McConnell (Ryan McConnell)	
	Connie Stanton	
	Claire Stender	

- Introductions
 - Mark Shoberg introduced himself as the Bray HOA Manager
 - Cayce Benton introduced herself as Bray HOA Assistant
- Quorum
 - Mark Shoberg announced that all Directors were unable to make it to the meeting
 - 19 units needed to be represented to achieve quorum. With 5 proxies received and 8 units present, 13 units were represented, it was announced that quorum had not been achieved.
 - Since no board members were present to call for a special meeting (a notice for the Special Meeting was included in the Annual Packet), one could not be called
 - Mark/Bray HOA Mgmt. mentioned sending out another proxy to reduce quorum from 20% to 10%
 - Mark stated that there could be an unofficial discussion about new and old business and answer any questions that the members present had
 - In addition to any members present that wanted to volunteer to serve on the board to let us know so that we can send out an election ballot and proxy.
 - All Board members terms expired 2021. No previous directors were serving again at this time.
- Minutes
 - 2020 Minutes not approved since no board members were present and quorum was not achieved.
- Budget
 - Passed automatically Via CC&R's

Annual Meeting discussion ended at 5:03PM

Discussion Among Members Present

- The members wanted to discuss grass in the association
 - The question was asked how was the decision made about the xeriscaping on Zenith?
 - Bray HOA Mgmt. discussed
 - Original developer put in original sod prior to system running
 - Board did not approve grass and developer installed sod without approval
 - Board approves xeriscaping
 - If owners want artificial turf they can apply and pay for it and maintain it. The Association will not pay or maintain this.
 - Mark discussed repairs and costs to irrigation system and pump
 - The question was asked what landscaping expenses? And where dose that money go?
 - Mark Discussed
 - Water shares that needed to be purchased for \$18K, as the original Declarant let them expire and the Association lost them.
 - Line Leaks/pump repairs. Funds have now come in and there is money in reserves to purchase a new pump
 - Work on the system that is 15+ years old
 - Work on the Detention Pond
 - Seed
 - Water coverage
 - Discussion on artificial grass
 - Owner mentioned that artificial grass be installed throughout the HOA around the same cost of xeriscaping
 - Mark discussed how that was not an option, and that the HOA is required to maintain Detention Pond have trees and shrubs throughout the HOA
 - City requires trees and shrubs
 - CCIOA/Colorado Common Interest Ownership Act wants less grass/turf and to see artificial grass, xeriscaping and zeroscaping in HOAs going forward
 - HOA is willing to pay for xeriscaping for Zenith lots.
 - Owners that want to keep grass will have to pay for all costs to maintain that grass
- Discussion on Dog Poop in the community
 - Mark discussed
 - Oopsie poopise
 - Pet fee/ pet policy
- Discussion on lack of money in budget
 - Mark Shoberg discussed
 - Low funds currently
 - Developers to start paying dues in October or 2021
 - Have a bigger budget next year
- Discussion on trash company
 - move dumpster back to where it belongs after dumping sometimes its left in the middle of street
 - not illegal to dump in someone's else dumpster
 - Can we get rid of dumpster?

- Only way to do that is get everyone a toter, but the 2481 building has no place to store a toter
- Dumpster is for 2481 residents since they don't have individual bins/toters
- Discussion on Parking in the HOA
 - Mark Discussed
 - Lack of parking spaces
 - Possible parking/sticker/towing policy in a year once development is done
 - Possible plans for additional parking spaces in the future
- Discussion on installation of either speed bumps or slow children signs
 - City won't install either on city streets
- Discussion on work on 617 Zenith xeriscaping
 - Mark Discussed
 - Hopefully starting in October, so that it will be done before winter

Discussion ended at 6:51pm

X/  Signature

DATE 9/7/22