

2022 ANNUAL MEETING MINUTES

Sundance Village Condominium Association

February 23, 2022 | 3:31 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Mark Shoberg
Cayce Benton

Cary Perino 2 units (Board Member)
Kent Thompson
Carolee Hawkins (zoom)
Gregory Joos (zoom)
Debra Skaff (zoom)
Kathy Rehberg (zoom and proxy)
Sherrie Popovich (proxy)
Thomas Fee (proxy)
Bob Belcastro 11 garages (proxy)
Roger and Patricia Beaudoin (proxy)
Margaret McCaffrey (proxy)
Sandy Nelson (proxy)
Richard Severin (proxy)
Gary Bennett (proxy)

Notice of Quorum Achieved

With 8 proxies received and 6 Unit Owners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager for Bray Property Management. Cayce Benton was introduced as an assistant manager for Bray HOA Management. Cary Perino introduced herself as the President

Approval of Previous Years' Minutes

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

Motion: Cary Perino

Second: Kent Thompson

The approval of the minutes was passed unanimously.

New Business –Old Business

Mark Shoberg mentioned that ongoing painting of at least one or more of the buildings needs to continue in 2022, but this can only be done through a special assessment of the owners. There are not enough funds otherwise.

The question was brought up regarding if there was snow removal?

- Mark explained that there is a contract and that they should be out in the community once there is enough snow for their 2-inch trigger.

The question was asked for clarification of what needed to be painted?

- Mark explained that every other year we try to get a building updated. Pull out bad trim and bad soffit
- Majority is all trim related.
- 2-3 bids per year to determine what building needs to receive repairs next.
- Cary continued discussion on previous painting job that had been done.
- Mark mentioned that the future work should be \$25,000-30,000 but could easily be \$12,000 to \$15,000 especially with the cost of paint, materials, paint, and inflation.
 - Is that the cost per building or for all of them?
 - Mark Shoberg explained that when we reach out to get bid, we always ask for bid for one building and all buildings.

The question was asked if we still have money for landscaping projects?

- Mark stated that yes, we do have money set aside in grounds and repairs that can be allocated to anything
 - Work with new landscapers to fix and make repairs

The question was asked if pest control was needed every month?

- Mark explained that the pest control is for the growing season and is to take care of the wasps.

There was a concern with the old landscapers and them not actually doing the work and the question was asked if we have a new landscaper?

- Mark explained that there is a new contract in place with MapleLeaf landscapers and they are more expensive, but they are worth it.

The damage on the vinyl on garages was brought up. Is that going to be taken care of to make it look better?

- Increased dues last year with this in mind as it is the HOA's responsibility
 - We will be sending a few techs out to get bids in the summer of 2022
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Budget

We received a request by proxy to reduce the dues by 10%.

- Mark Shoberg recommended that reducing dues during a time of rising inflation is never a good idea as it would force the association to run deficits.

Mark started that the HOA currently has \$8,726.57 in operating account and \$31,196.15 in reserves with a total of \$39,922.72.

Doing better than a few years back due to irrigation, drain, water repairs where the HOA chewed through \$50,000. Due to a few good years, we can begin painting this summer.

Irrigation repairs does it look like we got things resolved with that?

- Domestic system so lines aren't the major issue, there are a lot of valve box repairs, regular maintenance repairs. This is due to the age of the HOA.
 - Should be less cost due to last year the board zero scaping as much as possible in the HOA.
 - \$7,400 was for removal of sod and putting in rock
 - City denied complete removal of grass
 - Mark Shoberg said that he could possibly work with the city to do more zero scaping
- Continued discussion on zero scaping

The question was asked how we could get the Homestead HOA to allow use of their pool?

- Mark explained that the Homestead HOA is very strict to the usage of their pool, and it will never happen

Mark asked for a motion to approve the proposed 2022 budget as it stands

- 1st motion Kent Thompson
- 2nd motion Cary Perino
 - Passed unanimously bay member present with one proxy vote of no

Elections

Cary Perino is resigning form the board this year

All board positions are open

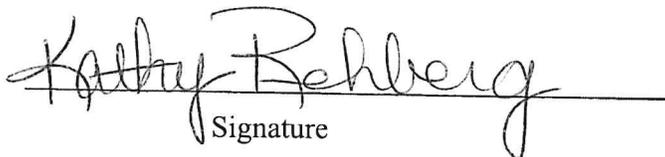
- Self-nomination from Kathy Rehberg
 - 2nd by Cary Perino
 - None opposed
- Self-nomination Kent Thompson
 - 2nd by Cary Perino
 - No opposed
- Mark Shoberg asked Cary Perino if she would be willing to serve as a member at large?
 - Self-nomination by Cary Perino
 - 2nd Kent Thompson
 - Non opposed

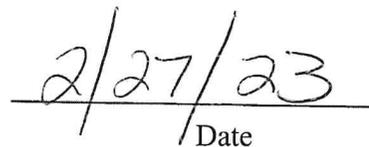
Adjournment

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

Cary Perino motioned to adjourn the meeting at 4:02pm

Non opposed


Signature


Date