

# 2018 - 2019 ANNUAL MEETING MINUTES

## Summer Glen Subdivision Homeowners Association

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August 29, 2018 | 5:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

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### In Attendance

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Mark Shoberg  
Ali White

Kristine Jones  
Desiree Pifer

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### Notice of Quorum Achieved

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With seven proxies received and eight homes present, it was announced that quorum had been achieved.

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### Introductions

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Mark Shoberg introduced himself as the Community Association Manager with Bray HOA Management. Ali White introduced herself as one of the Assistant HOA Managers with Bray HOA.

Kristine Jones introduced herself as the President and Desiree Pifer introduced herself as Vice-President.

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### Discussion on Upcoming Projects

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Mark Shoberg opened discussion on an explanation with the irrigation pump. It was previously discussed with an irrigation tech and Avalon Landscaping that the pump supporting the irrigation system was undersized for the size of the Association. Mark Shoberg stated that the horsepower of the pump installed was 5hp; however, a 7 ½ hp or even 10hp was needed to support the 62 homes in the subdivision.

There was a question from a homeowner on whether Summer Glen Subdivision has priority on water over – for example – the new subdivision being built behind theirs. Mark Shoberg explained that they do have technical priority, but that doesn't matter to how the water flows. Priority for an Association means that the Association has the right to build a larger retention pond in order to store/retain more water for the subdivision.

Desiree Pifer asked if it was beneficial to fix the smaller pump if there was no water for the subdivision? Mark Shoberg acknowledged the dilemma and stated that xeriscaping is becoming more of a reality. The droughts will only get worse, especially with the influx of new homes and homeowners to the Valley. Xeriscaping requires little to no water.

Mark Shoberg summed up the discussion by stating the Association needs to spend money for either irrigation solution: getting a larger pump and dig a larger retention pond; or xeriscape.

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## Budget

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Mark Shoberg opened discussion on the Annual Budget by mentioning the proposed dues increase. Kristine Jones mentioned that there has only been one small dues increase in the last 12 years. The proposed dues increase would raise the yearly assessment from \$132.00 to \$190.00 per year. This would allow the Association to place 10% of their income towards a Reserves Savings Account.

A question arose as to why the assessments will increase when there have been “no improvements” to the HOA in the last 12 years. The money received by the Association was not for cosmetic improvements to homes/common areas. For example, roughly 1/12<sup>th</sup> of the budget goes towards just irrigation system maintenance (i.e. pump shutting down, repair of pump/irrigation lines, etc.). Mark Shoberg also explained that the landscaping contract costs the Association \$2,400.00 per year. Mark Shoberg mentioned that the HOA could look for another landscaping contract but did caution that the HOA most likely would spend more money (\$2,400.00 is low for the amount of services performed by Avalon) and it would take 1-2 years before a new landscaper learns the system. Kristine Jones did mention that Avalon Landscaping knows the system very well.

Mark Shoberg also mentioned that the dues are billed yearly in January; but each homeowner can pay per month or per quarter. As long as they stick to a regular payment plan, they will receive no late payments or late notices from Bray on behalf of the Association.

There was a call to approve the budget as presented.

**Motion:** Kristine Jones

**Second:** Desiree Pifer

With votes from proxies counted and homeowners present, there were four votes for no and eight votes for yes. The budget was approved. The dues for Summer Glen will increase January 2019 to \$190.00 per year.

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## Elections

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Mark Shoberg called for a motion to open the election for the Board.

- Kristine Jones wanted to resign from the Board. Before the meeting was called to order, she had appointed Desiree Pifer to replace her as President. Mark Shoberg called for a vote to officially elect her to her new appointed position. With all votes in favor, she was elected as President.
- Nadine Lopas volunteered to join the Board as Vice-President. With all votes in favor, she was elected to the Board.

With no other volunteers, the 2019 election was closed.

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## Other Business

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One homeowner voiced concern about the upcoming subdivision. It was asked if a separate entrance off of Riverside Parkway will be built to accommodate the new subdivision. Mark Shoberg voiced that it's not likely. It was mentioned that the city is attempting to utilize more existing roads instead of creating more entrances/exits off of Riverside.

Another question arose on whether there is a limit on the number of cars that can be associated with each home. Mark Shoberg answered that it depends on the CC&Rs of the subdivision. Concern was voiced on the number of cars parking on both sides of the street and causing a lot of blind spots. The safety for children in the neighborhood was also mentioned. Ali White suggested contacting the City of Grand Junction. In another Association, the City was able to contact a traffic engineer who went out and evaluated all variables on traffic & parking safety. Ali White resolved to contact the City and see if they would be able to send out someone to evaluate the neighborhood. Mark Shoberg also resolved to look into the cost of signs to place around the subdivision in low resolution areas.

It was also mentioned by Joe Jones that the City is very responsive to RVs or trailers being parked on the streets. Going onto the City website ([www.gjcity.org](http://www.gjcity.org)), any resident can report a "Fix-It" issue; RVs and trailers are among the list of items to report. Due to the safety hazard caused by these larger vehicles, the City is very quick to respond and correct these issues, up to and including a \$250.00 fine to the owner of the vehicle.

It was also mentioned that there is a business being run out of one of the homes in the neighborhood. The homeowner has been seen working on vehicles on the street and causing a traffic and safety issue. It was resolved to reach out to the homeowner and correct this issue as soon as possible.

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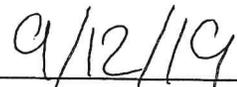
## Adjournment

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With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting. M. John Stead motioned to adjourn; Marian Stead seconded the motion. All members were in favor. The 2019 Annual Meeting was adjourned at 6:24 p.m.



Signature



Date