

# Sundance Crossing Owners Association

## Special Meeting Minutes

November 6, 2018 @ 5:30 p.m.

1015 N. 7<sup>th</sup> St., Grand Jct., CO 81501

The meeting was called to order at approximately 5:30 p.m. by Mark Shoberg, HOA Manager for Bray Property Management. The meeting was then turned over to the new developers within the community: Kim Beckner, with Scenic Development out of Utah; Jackson Berry, with Hilltop; and Senergy Builders.

Currently, there are nineteen units that were built out by the original developer before the economic bust in 2008. With the new developments, there will be an additional 100 units to be built. The purpose of the special meeting was to get a vote from the existing owners in Sundance Crossing to potentially merge the to-be-built units with the existing nineteen.

In the original Declaration filed in 2008, it was proposed to build condominiums as well as townhomes. The developers have already gotten approval by the City to build apartments instead of condominiums; however, the townhome lots will be used for new townhomes.

In total, it was proposed to be 144 apartments (outside of the Sundance Crossing Owners Association) and 119 townhomes, including the existing nineteen townhomes.

A Shared Use Agreement has been drafted by the attorneys representing Hilltop. It outlines a use for Hilltop's proposed 144 apartments to share the cost of the existing retention pond at a rate of 55%, while the Sundance Crossing townhomes would contribute 45% of the cost.

The topic of Reserves was brought up. Because the current owners have not been able to establish a proper reserves account, it was suggested to have new homeowners contribute \$300.00 towards a Capital Reserve Fund. However, if it was only required of new homeowners, that would mean each existing unit owner in Sundance Crossing would also need to contribute \$300.00.

It was resolved to propose an amendment that would allow a \$300.00 contribution to the Capital Reserve every time a title changes hands; including the new unit owners.

### *Explanation of Proposed Amendment Change to CC&Rs:*

- Change the wording in the document from "condominiums" (as originally adopted) to "apartments";
- Item I → Tracts C, E, G, H are defined as common area by the Declaration. That will now be the surrounding apartment grounds;
- Remove the retention pond from exclusive use/maintenance of Sundance Crossing to shared expense of Sundance Crossing and Hilltop's apartments;
- Item K → Tract B, refers to big retention pond in the middle;
- Item L → Shared Use Agreement between Hilltop and Sundance Crossing to help maintain the retention pond/area.
- Section 4.4.1 → "Rate of assessment". Proposed change would incorporate the capital reserve fund required by all new homeowners.

*Questions from the Floor:*

Q: What is the landscaping plan for the new buildings?

A: Drafted plan is to have the majority of the area xeriscaped for the townhomes. The apartments might have some grassy areas, but nothing is yet decided.

Q: Who pays for the installation of the landscaping?

A: It would be the responsibility of the builder, but the HOA would need to maintain the landscaping.

Q: When will the apartments/Hilltop start contributing to the maintenance of the retention pond (55%)?

A: The goal is to contribute immediately.

Q: There is mention of “playground equipment” in the proposal. Would that be for the benefit of the HOA or the apartments [the concern being the cost of liability insurance]?

A: The playground equipment is an option in the distant future and would be for the use of the apartments, but it could be shared between the apartments and the HOA. Again, nothing is finalized.

Q: What is the retaining pond going to be used for as an open space?

A: Proposal may include a feature (thinking a “dog park space”). It would be a shared space between the apartments and the townhomes, so both would need to agree if a feature/change to the space were to occur.

Q: What do the dues for Sundance Crossing currently pay for?

A: Repair & maintenance, landscaping, tree/shrubs maintenance, landscaping/irrigation repair, sewer, trash, irrigation system maintenance, etc.

*Community Thoughts on Expansion*

Cary Perino mentioned that she thought it would benefit the HOA. There were talks among other homeowners voicing their concerns that more members could mean more money; but it could also mean more people not wanting to pay their HOA dues. Mark Shoberg mentioned a couple of resources that the HOA has against homeowners not wanting to pay their dues.

Debbie Lanam ran some numbers (using numbers from the recently approved budget for Sundance Crossing) to come to a dues *decrease* for all homeowners to \$115.00 per month. This would also allow for the capital reserve contributions from all new homeowners and the money provided to Sundance Crossing from Hilltop.

There was a call for a motion to approve a new budget to reflect the change in assessments to \$115.00 per month (beginning January 1, 2019). A vote taken was unanimous.

There was a call for a motion to approve the \$300.00 Capital Reserve Contribution to be collected any time a title changes hands within the Association. The vote taken was unanimous.

The following will take place by the current managing team with Bray Property Management:

- ✓ Notice to all members notifying them of the expansion;
- ✓ Amendment to CC&Rs was approved, added to [www.brayhoa.com](http://www.brayhoa.com) website; and
- ✓ Shared Use Agreement, added to the website.

The meeting was adjourned at 6:54 p.m.

Mark Shoberg      Bray      HOA      11/15/18