

# 2018 ANNUAL MEETING MINUTES

## Sundance Crossing Owners Association

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September 19, 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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Bray HOA Management:  
Mark Shoberg  
Ali White

Board of Directors:  
Debbie Lanam

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### Notice of Quorum Achieved

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Four homes needed to be represented in order to achieve quorum. With one proxy received and seven 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 was introduced as one of the Assistant HOA Managers.

Debbie Lanam introduced herself as the Board president and also the only serving member on the Board.

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### Discussion on Upcoming Projects

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On the agenda, there was a specific topic to be discussed: landscaping. Debbie Lanam opened discussion by speaking about WD Yards, the Association's current vendor. Overall, the community was not impressed with their performance. Before the previous President stepped down, it was mentioned that WD Yards was on their second year with the Association. Issues such as poor work performed and inability to timely fix landscaping issues was brought up. A vote was taken among the members present and there was a consensus to put the landscaping contract out to bid at the end of the season. Mark Shoberg volunteered to meet with WD Yards, walk the property, and create a Scope of Work for the new bid.

Debbie Lanam also brought up the design of the landscaping. It was felt that the design was outdated and needed to be more modern. Trent Weiszbrod suggested that it would be more cost effective to find a new landscaper and then work towards redoing the landscaping in the future. Diane Barger expressed the desire to change the future landscaping into more xeriscaping. The severe drought conditions over the 2018 spring & summer had not only damaged some of the greener landscaping, but it had also cost the Association more money in water to maintain the existing landscaping. There was discussion on whether to convert portions of the Association's landscaping to xeriscaping, but no resolution was found.

There is a retention pond that takes up the bulk of the Association's budgeted landscaping money each year. The retention pond was not supposed to be the responsibility of the Association; it was owned and should be

maintained by the developer. Mark Shoberg resolved to look into the ownership of said retention pond. If it is found to be owned by the developer, Mark Shoberg could reach out to the attorney (Andrew Teske) and a letter could be sent to reassume maintenance of their property. Mark Shoberg mentioned the interaction could cost the Association around \$250.00.

Sidewalks were brought up as a possible safety issue. A lot of the sidewalks have sections that are lifting up and creating tripping/falling hazards. It was asked if the situation could be resolved by grinding down the concrete. Mark Shoberg used an example with another HOA that had a similar issue: because there was no rebar in place when the concrete was originally poured, grinding down the concrete would work for a short time. However, with the shifts in the ground and with the Association being built above an underground natural waterway, the concrete will continue to rise. It was resolved that a short-term solution needs to be sought in order to involve the Association in a liability issue.

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## Budget

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Cary Perino opened discussion on the 2019 budget by asking why there were two line items on the budget that list irrigation repair. One was labeled "Irrigation Repair" and the other was labeled "Irrigation System Maintenance".

Mark Shoberg explained that the lines on the budget were the result of how the information was classified in the software used by Bray & Company Property Management. That line item covered the cost of any invoices paid outside of the irrigation contract (i.e., broken pipe, turning on/off the pump manually, etc.). Irrigation System Maintenance applies to routine maintenance of the system (i.e. replace broken sprinkler heads).

Andrew Weiszbrod asked what the HOA is responsible for within the Association. The Association pays for maintenance on all exterior buildings, landscaping, irrigation, common area insurance, roofs, sidewalks, paths, fences, etc.

Debbie Lanam made a motion to propose a \$200.00 future special assessment and to start the process of replacing the rising sidewalks within the Association. Trent Weiszbrod seconded the motion. A vote was taken and the motion was passed unanimously.

Mark Shoberg called for a motion to approve the budget as presented. Cary Perino motioned; Debbie Lanam seconded. The vote passed unanimously. Beginning in January of 2019, the monthly dues will increase to \$155.00/month.

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## Elections

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

- Debbie Lanam volunteered to remain on the Board as President. With all votes in favor, she was elected as President.

- Trent Weiszbrod volunteered to join the Board as Vice-President. With all votes in favor, he was elected to the Board.
- Andrew Weiszbrod volunteered to join the Board as Secretary/Treasurer. With all votes in favor, he was elected to the Board.

With no other volunteers, the 2019 election was closed.

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## Other Business

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There are some townhomes that have individual trash cans in front of their units. It was discussed if it would be more cost-effective for the Association to remove those trash cans and have all members use the dumpster. Mark Shoberg asked if there would be a spot for a potential second dumpster for use of the residents. It was mentioned there was an end cul-de-sac to the west where a dumpster could be placed; however, getting a second dumpster could significantly increase the cost of trash services over the individual cans.

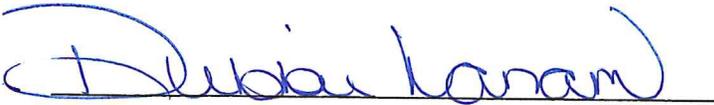
**Resolution:** Mark Shoberg and the HOA Management team will look into the numbers and see what could save the Association more money.

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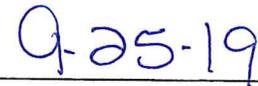
## Adjournment

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



Signature



Date