

Sundance Village Condominium Association, Inc.

Annual Meeting Minutes January 30, 2018 @ 5:30pm

Board Members Present:

Julie Solbach
Cary Perino
Karen Foster

Bray HOA Management Present:

Mark Shoberg
Savannah Kohagen

Bray Contact Info:

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www.brayhoa.com/hoacommunities

1) Call to Order

The 2018 Annual Meeting was called to order at 5:30pm by Mark Shoberg.

2) Quorum Achieved to Conduct Meeting

With 2 proxies received and 11 members present, it was announced that quorum had been achieved.

3) Introductions

Mark Shoberg began by introducing himself, his position and his background. He introduced Savannah Kohagen as Assistant Manager and described her duties as well as her background. Mark also introduced Ali White (who was not present) and described her job role.

Board-

Karen Foster introduced herself as a board member. (Secretary/Treasurer)

Cary Perino introduced herself a Vice President.

Julie Solbach (Arrived a little later) introduced herself as the HOA president.

4) Approval of Previous Year's Annual Meeting Minutes

After reviewing the previous year's annual meeting minutes, there was a motion to approve the meeting minutes.

Motion: Cary Perino

Seconded: Steve Johnston

With all votes in favor and zero against, the motion was approved.

5) 2018 Projects, Questions, Concerns

At the beginning of this discussion, Mark Shoberg opened the floor to discussion with an understanding that projects are not guaranteed to take place. Projects with the highest priority will be executed first.

- Discussed the Sewer Line project that was just completed.
 - It had roughly cost \$8,000 to complete then \$8,000 to fix the landscaping. (Sidewalk repair, sprinkler repair, etc.)
- Was the garage leak addressed?
 - Bray HOA is in the process of checking the status of this issue.
- Discussed the unit with the crawl space that had been flooded. (2464)
 - Property should have V-Panned sidewalks so that this does not happen.
 - Bray HOA has a bid right now from Robert Thompson for a about \$4,000 to put downspouts into the ground to remedy this issue.
 - This will be a high priority when the community has the money.
- Can a homeowner paint their own unit?
 - Mark told this homeowner to get into contact with Bray and Bray will get in touch with the board to approve this project.
 - Daniel with Integrity painting (This was the company that painted one building in the community last year)
 - A suggestion was made that it might be nice to put out a list of paint colors in which homeowners could refer to.
- How much did it cost to do last years painting?
 - According to the budget and 2017 actual numbers it cost about \$6,895. This also included power washing.
- Did Bray HOA deal with the man that was living in one of the garages?
 - Mark Shoberg discussed the details of this issue and how it was handled.
 - The police were contacted, but there was not much that they could do.
 - This man is intimidating other owners and renters.
 - Currently this issue is handled, but Bray is aware and will make sure to stay on top of this issue if it is to come up again.
- Cars blocking the garages
 - This is an ongoing problem
 - Mark explained that we need help from the community to remedy this issue.
 - If homeowner can email any sort of pictures or proof, as well as a suspected address for the car.

- The main issue is that there are multiple renters living in a unit than there are parking spaces for the units.
- Resolution: Bray can put into place an Aggressive Parking Solution. (Create stickers for unit owners that correspond with assigned spots.
 - Bray will look into the CC&Rs to determine the exact number of spots each unit owner gets.
- White & Black Honda with no plates
 - This is against the CC&Rs
 - A present homeowner said that it was her tenant and she will make sure to notify him.
- Garages that were damaged by what was suspected to be Waste Management.
 - After further investigation and speaking with WM, it was proven that the damage was not caused by their truck.
 - Suspect that the damage was caused by a red truck or a similar sized red vehicle.
 - The damage was repaired.
- The sidewalks are a tripping hazard.
 - In some areas the sidewalk is raised as much as three inches.
 - A homeowner recommended “Foundation Repair” as a cheap company that could fix this issue.
 - Start by getting the section painted (to increase visibility of the tripping hazard), then when the funds are available, the association will get this fixed.
- Discussed Delinquent Homeowners (No Names)
 - Bray has reached out to all delinquent owners asking them to set up a payment plan.
 - Mark explained that per state law we have to work with these owners.
 - Mark then explained the process that Bray goes through for delinquent owners. (Courtesy Notices, Collections, Foreclosures, etc.)
- Does Bray HOA charge late fees?
 - Yes!
- How many people are delinquent?
 - About 3 or 4.

6) 2018 Budget

Questions & Concerns on the Budget:

- Why are we proposing a 2018 budget with a net loss?
 - Mark explained that the reserves looks like an expense, but that money will actually just be set aside for future use. So there is not necessarily a net loss, just the money will be in the reserve bank account.
 - The money that is put into reserves can then be used to fix smaller issues before they turn into more expensive long term issues.
- Could the HOA do a special assessment to get some of these projects done?
 - Yes, but a lot of homeowners do not like special assessments.
- Can HOA dues go up and down?
 - Yes! Mark used Horizon Park East as an example.
- Snow Removal
 - Currently they have TLC as a vendor. The HOA is currently using option 1. This means that the vendor does not come out unless it is over a certain amount (which is the cheapest option.)
 - Snow Removal entails: driveways, sidewalks, and ice melt.
- Why would you say that Sundance Village is on the higher side of landscaping costs?
 - The main reason is water. (Long term the association could xeriscape)
 - Some home owners are concerned that the landscaping company is using too much water. (Mark explained that it is difficult for landscaping companies to judge when the temperature changes so drastically)
 - Bray HOA will be sending out a letter to all of our landscaping vendors asking them to water at night and be conservative of the water.

Motion to approve the 2018 Budget

(As prepared & with no dues increase)

Motion: Cary Perino

Second: Julie Solbach

With 8 votes in favor, the motion was passed.

7) Annual Election

- Cary Perino offered to serve another term.

Motion: Cary Perino

Second: Julie Solbach

With all votes in favor, she was reelected to the Board as Vice-President.

- Karen Foster offered to serve another term.

Motion: Julie Solbach

Second: Robert Boe

With all votes in favor, she was reelected to the Board as Secretary/Treasurer.

- Robert Boe offered to serve on the board as a “Member at Large”

Motion: Julie Solbach

Second: Cary Perino

8) Adjournment

With there being no further business to discuss, the meeting was adjourned at approximately 6:30pm.

Motion: Julie Solbach

Second: Cary Perino

Signature

Date