

# 2019 ANNUAL MEETING MINUTES

## Sundance Village Condominium Association

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February 12, 2019 | 5:33 p.m. at 1015 N. 7<sup>th</sup> St. | Meeting called to order by Mark Shoberg, Bray HOA

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### In Attendance

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Mark Shoberg  
Ali White

Cary Perino  
Julie Solbach  
Steve Johnston  
Debra Skaff  
Kenneth Nelson  
Robert Knight

Maria Knight  
Steven Berger  
Debbie Thomas  
Guy Thomas

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### Notice of Quorum Achieved

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

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### Introductions

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Mark Shoberg introduced himself as the HOA Manager for Bray Property Management. Ali White was introduced as a CAM licensed manager for Bray HOA Management. Julie Solbach introduced herself as the President, Cary Perino introduced herself as the Vice-President, and Steve Johnston introduced himself as the Secretary/Treasurer.

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### Approval of Previous Years' Minutes

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Mark Shoberg called for a motion to approve the 2018 Annual Meeting Minutes.

**Motion:** Julie Solbach

**Second:** Cary Perino

The approval of the minutes was passed unanimously, with all ten (10) members in approval.

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### Discussion on Upcoming Projects

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Cary Perino asked if Oopsie Poopsie had come out to the property and cleaned up the dog waste yet. Mark Shoberg stated that they were waiting for the snow to clear up but they should have been out in the previous two-to-three days.

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Robert Knight formally submitted a detailed complaint against a neighbor with a large dog that is beyond the weight limit specified in the CC&Rs. Mark Shoberg read the letter aloud for the owners in attendance. In short, the letter covered the following topics:

- There are many residents in the community who have dogs who are above the weight limit;
- Many phone calls and emails have been sent to the managing company attempting to address the issue (specifically with the neighbor);
- The Knights felt that nothing was being done in order to address the issue; and
- Because the rules are clear concerning dogs in the community, the HOA needs to enforce the rules.

Julie Solbach and Mark Shoberg addressed the concerns raised by the owners.

- The Board is notified any time that a complaint is received by a member of the community. The Board and the managing company handle every complaint based on the information provided.
- An estimate of five letters have been sent to the “offending neighbors” since September 2018, attempting to resolve the issue.
- The HOA is able to fine those residents and homeowners who do not follow the rules; however, the HOA has no legal power to go in and physically remove an animal who is violating the rules of the HOA.
- Steve Johnston did suggest that the Pet Policy currently in place was adopted in July 2010 and needs to be reassessed.
  - The current policy does not list a fining schedule (although the Covenant Enforcement Policy does address fines for “All other Covenant Violations” up to \$100.00) and does not specify consequences for breaking the pet policy rule.
  - The suggested change could put the Burden of Proof on the homeowner to prove their animal is within the weight limit(s).
  - Julie Solbach agreed to this action. It was resolved for the managing agent to create a rough draft of a new pet policy and send it to the Board for approval.

**Final Resolution:** The issue with the specific neighbor’s dog is a neighbor-to-neighbor issue. It was recommended that the owners contact Animal Control to do a “pet welfare check” on the animal. The Board and Bray HOA Management will follow up with an updated pet policy for fining owners.

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Mark Shoberg mentioned that the Board had discussed, prior to the meeting, having Oopsie Poopsie come out to the property every 60 days for a rate of \$80.00 per visit. They would be able to clean up a lot of the pet waste around the common areas.

Mark Shoberg also mentioned that there are roughly four communities surrounding Sundance Village Condominium that may use the common area to walk their dogs. It would be more difficult to reach out to members of neighboring communities, as the HOA cannot fine them or refuse to allow them to cross through the common area of Sundance Village.

Oopsie Poopsie would also be able to install waste stations (could run from \$500-1300) around the common areas that could encourage owners to pick up after their pets.

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One homeowner mentioned he had some exterior repairs that needed handled outside of his unit. Mark Shoberg requested that he send an email with attached photos for the Board to review and assess for priority.

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Debbie Thomas posed the question on where the HOA was on repainting the exterior(s) of the buildings. Mark Shoberg and Julie Solbach both stated that the HOA had been almost wiped out of all funds in 2016-17 due to serious sewer system repairs. There was also a flood in 2012 that almost bankrupted the HOA.

Mark Shoberg provided a rough estimate of the cost to repaint all of the buildings. It could cost anywhere from \$5,000 – 20,000. For a special assessment on the higher end of the cost, it could be a special assessment of \$625/unit in order to cover the cost ( $\$20,000 / 32 \text{ units} = \$625/\text{unit}$ ). Mark Shoberg stated he was not quoting a specific bid and the calculated special assessment is *not* accurate.

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Robert Knight provided a picture of an exterior corner of one of the buildings in the complex. The picture showed multitudes of cobwebs and dead insects that need to be cleaned. He suggested power washing the buildings. Mark Shoberg provided a rough estimate of \$2,000 – 4,000 per building.

In 2017, the Board approved the power washing and repainting of building 2462 Thunder Mountain Drive. The final cost was \$6,895 and the work was performed by Integrity Painting. Mark Shoberg cautioned that all vendors' prices have increased drastically since 2017 due to the economic "boom" in the Valley over the last 12-14 months.

A reference was made to another Condominium Association in the Valley who recently had power washing and staining done on their property. The work there was performed by Vivax and the cost was much lower than the Integrity Painting work. Mark Shoberg also mentioned that Rocky Mountain Sweeping has been a lower bid for power washing projects and could do the job for (estimated) \$1,500 – 2,000/building.

Mark Shoberg called for a motion to move forward with obtaining bids for exteriors of all buildings & garages in the community.

**Motion:** Debbie Thomas

**Second:** Julie Solbach

The vote was unanimous. Mark Shoberg will reach out to vendors to obtain bids with a rough schedule of work to be performed in mid- to late-summer.

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One homeowner asked if the flooding issue on one of the gutters had been addressed. Mark Shoberg mentioned that the maintenance team with Bray have been waiting for the ice and snow to dissipate; however, it is on their pending schedule to get it addressed as soon as the weather warms.

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Budget

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Steve Johnston asked why the garage income was so substantial for the 2018 year (it was proposed at \$5,735.00 and the income was \$7,321.58). Mark Shoberg explained that there was a bulk of income from one of the original developers who was unaware they still owned the garages. The extra was also from one garage unit who had sold their unit and paid the outstanding balance at closing.

Guy Thomas proposed that they could up the dues for the garages from \$10/month to \$15/month. Many of the unit owners present did not wish to have an increase on their garages. Alternatively, it was proposed that many of the garage owners who do not currently own a condominium in Sundance Village could have increased dues. Mark Shoberg resolved that himself and the team would go through the CC&Rs and verify if there is a restriction on raising dues for owner absentee unit owners.

There was a request by the current homeowners asking how many garage unit owners lived within Sundance Village. Ali White resolved to go through their information and come up with a number for the Association.

Cary Perino mentioned that she noticed a discrepancy in the amount being charged by Waste Management for trash service. She had negotiated the contract on Sundance Village's behalf. They had agreed to a flat rate of \$445/month with no fuel surcharges and no added overage charges/pickups. However, the bill that was being paid was roughly \$535 – about \$90 above the quoted amount.

Cary Perino spent more time speaking with Waste Management and they were able to correct the overpayment. Cary also received confirmation that the Association was locked into a two-year contract with WM and she will renegotiate the contract in September before the expiration in early 2020.

There was also a question on the validity of the Lateral Ditch Company invoice. Cary Perino does not recall being billed for LDC prior to 2017. The belief at the meeting was that they were being billed for an easement on the Sundance Village property; however, Mark Shoberg resolved to look into the invoice and see if it is related to their Association.

One homeowner asked if the snow removal vendor (The Landscape Company, or "TLC") used snow melt on the sidewalks. The concern was that snow removal has a tendency to 'eat' through concrete and needs to be cleaned up following the ice melting. Mark Shoberg believed that TLC did not use magnesium chloride (commonly the product used that would break down concrete) so it should not cause damage to the concrete and should dissolve with the ice.

Cary Perino asked what the scope of services performed were for TLC and their contract? The details were unknown at the time of the meeting, but Mark Shoberg would provide further information after again reviewing the contract.

One homeowner asked why the Grounds expense line item had increased drastically. The proposed 2018 budget was \$50; however, the final amount paid under Grounds was \$1,353.51. Mark Shoberg announced that the Association had two domestic water breaks around building 2462 that needed to be repaired and the landscaping had to be fixed.

There was a motion to approve the budget for 2019.

**Motion:** Steve Johnston

**Second:** Julie Solbach

Out of the present homeowners, votes were ten (10) in favor. The proxy vote was three (3) in favor and zero (0) against. The budget was approved unanimously.

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## Elections

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Julie Solbach, Bobby Boe, and Steve Johnston were still within the term limits of their positions on the Board. However, Cary Perino's position (as VP) was open for re/election.

Cary Perino volunteered to be reelected for her position on the Board.

**Motion:** Cary Perino

**Second:** Julie Solbach

With all ten (10) votes in favor, she was reelected as Vice-President to the Board.

With no other volunteers to the Board, the election was closed.

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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.

**Motion:** Debbie Thomas

**Second:** Julie Solbach

The vote was unanimous. The 2019 Annual Meeting was adjourned at 6:37 p.m.

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Signature

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2-26-20

Date