

2022 ANNUAL MEETING MINUTES

The Glen at Horizon Condominium Association

October 19, 2022 @ 4:30 PM – Bray Ed. Center, 640 Belford Ave. 81501.

Meeting called to order by Mark Shoberg Bray HOA Management

Bray HOA Management

Mark Shoberg

Cayce Haren

In Person

June and Pam Bakios

Elizabeth Bartoszek

Joan Blanton

Christine Maxbauer

Claire Denzler

Christina and John Gordon

Cassidy Hollingworth

Karen Jenkins

Mark Kessler

Nathen Nielson

Tyler Nielson

Jasmine O'Connor

Kevin and Terria Roberts

Annika Sheya

TECO Corporation (4 units)

Danice Kindall(zoom)

James McClurg(zoom)

Kelly Britton (zoom)

Proxy

9 Proxies received

Notice of Quorum Achieved

With eighteen units present, 3 Present on zoom, and nine proxies received, quorum was achieved.

Introductions

Mark Kessler and Christine Maxbauer introduced themselves as the present Board members.

Mark Shoberg hereby referred to as Mark S introduced himself as the Bray HOA Manager

Cayce Haren introduced herself as the Bray HOA Assistant

All members present introduced themselves

Call to Order: 4:31 PM

Approval of 2021 Minutes

Mark S requested for a motion to approve the 2021 annual Meeting Minutes.

1st Motion: John Gordon

2nd Motion: Terria Roberts

2021 Annual Meeting Minutes passed unanimously

Old Business/ New Business

Christine Maxbauer opened the discussion with a president's report

- Discussion on the reserve study
 - Reserve study suggests that it is time to start sealing the road
 - The HOA is responsible for Glen Ct as it is a private road owned by the HOA
 - When the reserve study was completed 2 years ago the estimate was around \$25,000, and costs have gone up by now.
 - Two budgets were proposed \$250.00/month and \$ 235.00/month owners will vote
 - There was an unexpected foundation repair cost that all owners were special assessed for, but the initial bill was paid for out of the reserves. The HOA allowed owners to pay monthly installments for this special assessment.
 - Currently only have around \$82,000 in reserves
 - HOA board is not comfortable taking the funds from reserves to complete street repairs project right now
 - Would have to a special assessment paid overtime if they pursue this in the future
 - HOA board is comfortable leaving the private road for one more year without the seal coat because the road was seal-cracked two years ago.
- It was noted that a difference between the two budgets was the \$250/month two buildings are budgeted to get painted and the \$235/month one building is budgeted to get painted.
- Discussion on trees and shrubs
 - There was extra money in the budget for trees and shrub repayment this summer
 - The board was reluctant to plant new trees and shrubs due to continual complaints that the drip line system was not working properly.
 - The board believes that issues have been resolved and will start this process in the Spring of 2023
 - Got the association in the city tree program
 - Helps pay for Ash tree treatments
 - Will be looking at replacing areas with drought resistant trees. For example, a fruitless pear tree
- Discussion on capital assessment fee of \$500.00 for new buyers in association
 - Eight units have sold and \$4,000.00 has been added to reserves because of this buyer assessment that is due at closing.
- The question was asked if when the painting on the buildings was completed, if the damaged trim was being replaced?

- Mark S answered that yes it was.
- Christine Maxbauer added that if there is extra money in the painting budget a few projects can be discussed:
 - Reserve study suggested repainting of the handrails
 - Replacing the doors under the staircases
- The question was asked when the last time the street was resurfaced.
 - It is unknown.
 - Crack sealed just under 2 years ago.
- Discussion on parking spaces
 - The question was asked why there were handicap parking spaces
 - Mark S. Explained that they are required by law per ADA rules
- The association is looking at adding a few designated visitor parking spaces
 - The question was asked if the HOA can mandate that owners and tenants use their garages for parking instead of storage
 - Mark S. explained that no the COA can't as they are privately owned. The board can send a postcard to all owners and request this.
- Discussion on Foundation issues and what to look for.
 - Signs to look for are diagonal cracks coming from doorways or windows on the inside of the unit.
 - Only sign for outside the unit is if the stem wall is cracked
- Discussion on gutters drains
 - Most are packed solid in the COA
 - Looked at different options for moving to above ground drainage
 - Some areas are more technical due to sidewalks (more costly)
- Discussion on individual property regarding water causing patio to sink
- Discussion on landscaping complaints
- Discussion on animal waste
 - Animal waste company pick up company
 - Personal issues discussed
 - The question was asked what kind of proof was need for animal waste not being cleaned up.
 - Mark S. explained that all we need an eyewitness and pictures help
 - Owners can dispute any violations that they receive
- Discussion on having better communication on where pest spraying happens/ is going to happen in the community.
- Discussion on fall gutter cleaning
 - Still coming this fall
 - Two buildings we already completed because water was flowing into the foundation

- Discussion on should foundation repairs or water drainage repairs come first.
 - It was noted that the water drainage is worse
 - Contactor will assess water drainage areas and make a list of the worst ones to start with repairs
- Discussion on where there used to be retention ponds in the HOA
 - HOA leases water shares for irrigation water so that the HOA doesn't lose the water shares.
 - Retention ponds "wers" used to be located along the western entrance of the COA.

2023 Budget

- Christine Maxbauer asked for a motion to adopt the 2023 budget.
- Two monthly budgets were proposed one at \$250.00 and one at \$235.00
- Mark S. asked who wanted to increase the dues to \$250.00 per month
 - Zero members present voted
- Mark S then asked who wanted to increase the dues to \$235.00 per month
 - Three opposed (2 in person, one proxy)
 - The budget passes as the majority of members present did not oppose

Annual Election

- It was announced that there was one spot open on the board for a 3-year term
- Christina Gordon was nominated to be on the board
 - First motion: Terria Roberts
 - Second motion; John Gordon
 - None opposed

Adjournment

- Discussion on why there is not a fence by the canal
 - Mark S. discussed that there is no fence due to an easement and the cost

The 2022 Annual Meeting was adjourned at approximately 5:47 by the President of the HOA.

Signature

Date