

2022 ANNUAL **MEETING** MINUTES  
Treehaven Homeowners Association, Inc.

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May 24, 2022, 3:30 PM || 640 Belford Avenue Grand Junction, CO 81501

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**In Attendance**

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Bray HOA Management: Mark S, Assistant Manager: Laurina H

Board Members: Wanda Thomas, Davis Larson, Shirley Cates

Proxy: 18

**Quorum Pass**

Meeting was called to Order by Mark S at 3:30 PM

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**Approval of the Previous Years Minutes**

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Motion: David Larson

Second: Jane Goodman

Passed

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**Old Business**

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Remove 4 trees on back side of Treehaven against the fence. Remove 2 trees inside the fence next to 1605, 1625. Also, the big one in the back alone with 1505 tree. Cost to maintain \$4,000 prior years, to date \$1,400 this year and \$18,000 for removal.

Fencing along the back will need fixed, after trees are removed. (HOA cost). Fencing between the units are shared cost between owners.

Owners: pest litigation inside and 15ft from units.

Snow removal: HOA covers sidewalks along roadside, owners are responsible for driveways. You can contract with Casey to have driveways done, cost to owners.

Gutters that are open and exposed need clean once a year, in the fall. Those that have covers just need a tech to check out.

Guest parking added.

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**New Business**

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Action: First send notice then follow up with 14-day notice to clean gutters. (1625-1645) If not completed, our techs go out and bill owners for the cleaning.

Maintenance policy put in place.

How often do you paint stucco? Stucco can last 20 years, unless in direct sun.

South Fence alone 1500 is shifting. Follow up with us for a W/O

**Approved**

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**Budget**

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Motion: Jane Goodman

Second: Shirley Cates

June 1, 2022, Dues Increase \$125

Motion passed

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**Elections**

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Wanda Thomas, Davis Larson, Shirley Cates

Motion: Jane Goodman

Second: Wanda Thomas

None opposed. Approved unanimously.

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**Adjournment**

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With no further business, meeting adjourned 3:59 at PM

Motion: Wanda Thomas

None Opposed.

X Wanda J. Thomas

Date 5/15/23