

2023 ANNUAL MEETING MINUTES

SUNDANCE CROSSING HOA

November 16th, 2023, 5:32pm-6:41pm – 640 Belford Avenue, Grand Junction, CO 81501

The meeting was called to order by Mark Shoberg from HOA Services Inc 5:32PM.

In Attendance	Proxies	Management
Jeffery Wollman		Mark Shoberg HOA
Matthew Price		Manager
Trenton Weiszbrod		Rebekah Webb
William Ridinger (Zoom)		Minute Taker
Angela Holman		
Bill Christensen	<u>7</u> proxies	
PXP1 Sundance LLC	received.	
Connie Stanton		
Claire Stender		
Beverly Lindsay		
Karen Koronko		
Sharon Eiland		
Debra Skaff		

With 7 proxies received and owners from 57 units represented; quorum was achieved.

Introductions:

Mark Shoberg introduced himself as the HOA Manager.

Rebekah Webb introduced herself as the Minute Taker with HOA Services.

The Board introduced themselves:

Jeffery Wolman, HOA President

Trent Weiszbrod, HOA Vice-President

Matthew Price, HOA Director

Community member introductions.

Approval of 2022 Minutes

There was a motion to approve the 2022 minutes as written.

First motion: Trent Weiszbrod

Second motion: Jeffery Wolman

None opposed.

2022 minutes were approved and signed by Jeffery Wolman.

Old or New Business

- Reading of the President Jeffery Wolman's Letter by Mark Shoberg, named: Sundance Crossings HOA President's Report.
- The Board voted unanimously to commission a Reserve Study, 1st ever.
- Bottom line: we are currently at 2.5% funded and a significant increase over and above operation costs of \$127,800 (with a 3% annual increase) was recommended. That translates to an increase of \$1,345.00 per year/per unit, or \$112.00 a month.
- The board voted to increase just \$60.00 per month for the upcoming year January 2024 and for 2025 they will re-adjust the budget and vote on that at next years Annual meeting.
- According to the Agenda: The Association completed a Reserve Study, and the elected Board of Directors were informed that the HOA is drastically underfunded. The Budget includes dues increase of \$60.00/month, effective Jan. 1st, 2024. Dues will increase to \$185/month at that time. This increase is still less than the monthly dues for this HOA prior to 2018 when developers at that time reduced dues to sell homes. The Members own most of the streets in the Association, including maintaining all the concrete sidewalks, driveways, street gutters, exteriors, and landscaping.
- Matt Price HOA Board Director spoke after the reading of the Presidents letter. He explained that there is only \$13,500 in the reserves. There is not enough money in the reserves to fix the issues that the HOA has. There are unique challenges the HOA has. Spalding with the concrete; damage in the streets; a sink hole; walkways, driveways and sidewalks with spalding. The amount in the HOA Reserves will not be enough for all the work that needs to be done. They want to be aware of everyone's Budgets and aware of the impact of increasing fees, so they wanted to try and do something that is subtle and in small increments, so for now with the current fee structure there will not be enough to bairly fund the expenses for 2023.

Budget

Discussion/2024 Budget Review

Motion to approve the budget for 2023 as drafted. Increase of 60\$ per month; Total \$185.00 per month.

First: Trent Weiszbrod

Second: Jeffery Wolman

Yay in house: 20

Nay: in house: 36

Proxy: Yay: 5

Proxy: Nay: 2

Zoom/Online: Yay: 1

Budget is approved.

Elections

Annual Election: There are no terms expiring in 2023.

Discussion on Community Priorities

- Opening the floor to anyone with Questions: Owner asked:
- How many units do they have: 95 Units; after all the final development is finished it will be 119 units.
- Are the leasing company paying the same amount as the owners?: All CO'd Owners are paying the same amount at the same rate; All Empty lots; Not CO'd: are not paying the same amount/rate; it's a reduced rate: MOU; Because there was a bunch of work a couple of years ago; 10's of Thousands of Dollars that they did themselves because the HOA did not have it. The HOA made a deal with them in exchange for the work that was paid for. Paying a reduced rate for HOA.
- Work delayed because of the commodity prices on the new Apartments/Condo's going up. They have not started on all of the empty lots yet. They are at 90% done. .
- Matt Price: They are trying to take the calculations into consideration once the new units are finished.
- 2018 Correction made with Board Approved Budget.
- The Budget is ratified by the Board and automatically approved at the Meeting unless 80% of Owners reject the Budget in accordance with the Association's Declaration, Art. 3, Section 3.7.1.
- The owner is asking about an empty lot to sell but there is no empty lot. This is owned by Sundance Village LLC. The vacant land is Bill Christensen's land and has plans to build.
- Owners asked for maps to be updated and a new layout for Sundance Village; Mark replied stating the HOA can do that and add that to the HOA website.
- Owner PXP1 states: 1st amendment in the HOA document; Shared use agreement with the Colemans; its talks about that they have use of the shared use of the common area; can they be asked to pay towards the HOA because of that amendment? They do not have any use for the common areas now. The demarcation map shows that it was changed and is no longer a part of the Sundance Crossing HOA. They were paying \$1,100.00 a month but no longer. The amendment is outdated.
- Owner asks about the Roads: Are we working with any other HOA's (Homestead; Sundance Village) for the private roads? Maintenance is 100% HOA's responsibility.
- Owner was asking about the vacant land to the east and what are they going to do with that: that is Bill Christianson's land/lots and they are doing something with that.
- Owner asked about repairing roads; Do we have shared roads with Homestead and Sundance Village? Thunder Mountain Rd. goes over to 2473 Thunder Mountain Rd., that is all completely Sundance Crossing; then it splits between Sundance Village and Homestead; so they have south of Thunder Mtn drive that is fully Sundance Crossing's except for Zenith and Flat Top Lane. All that Concrete is your HOA's and its not shared by anyone else. Sundance Village to the North and the West, they share some of Thunder Mtn Drive with Homestead. We cannot regulate your streets about the maintenance is 100% your HOA's responsibility.
- Owner: PXP1: states regarding the streets: they have a local attorney that says if there is a need and purpose; the city has been taking over private roads. There are a couple things that may be required to connect with his contact at the city; he did not have the contact with him; but there might be some sort of compromise to effectively hand over the private streets for the long term to the city. He was not sure what that entails but the Fire Truck wait is fine, and utilities are fine the sewer water is fine, he had a

civil engineer come and check it out. That is going to be a huge long-term project. He is building on Mesa Canyon.

- Jeff Board Pres. states that the 13,500k now 10k in revenue will not cover any of the work that needs to be done or meet the criteria.
- PXP1 will share what he has with the Board, and they will pursue this.
- PXP1 also requests that whatever # is agreed to this year that the board and owner comeback for a vote for next year's amount. Let's not commit to this and next years \$ amt. Mark agrees that we take it year by year. Matthew states that this is a fluid process. Driveways way out? But they are working on this and trying to get them done in 1 to 2 years. Owner spoke about neighbor doing an overlay about 12 years ago and it works. They did check into this. Always open to finding the best thing long term.
- Owner Asks about paying for sewer and trash themselves; Mark says that another HOA asked about this and get individually metered and 76 units for ½ a million dollars. Special Assessment cost is way to outside for anyone to afford.
- Question on pet owners: is there an increase for pet owners? Everyone is using the green areas. We can put up a sign to have people stop using the areas, but we cannot force that. Policy can be revised for pet owners. Service Animal that is registered are free, they will not be charged.
- Owner: Water and Sewer: is that for the lawn? Irrigation water 18 shares of Irrigation water and entire system that is run on irrigation water from F and ¼ and Zenith. Spend 700\$ on irrigation water. It will be modified showing Sewer and trash below it. Irrigation; Sewer and Trash. They all pay for their own water.
- Grass is all common areas now. Zero Scaping on Zenith.
- Thinking about Zero Scaping but this is a decision with the board. Above retaining wall and strips of grass is what the owners want. They need funding and the board is stating the highest priority is the concrete expenses. They need roofs that need to be done.
- Owner asks: why do we have these people working on the lawns? Thompson is a really good company for the HOA. They respond back and do what needs to be done. They are never opposed to opening a bid for new contractors. The problem is on Canyon Mesa dug up the irrigation and was open for a very long time. The 3 people that live there are elderly and use walkers. She was tired of worrying about them; she rigged it so they would not trip and fall. Why did they do that? She is asking for the holes to be filled in for safety. There was no board for a year; when there was no board, we could not just spend the Owners money. During that time, we were paying the bills and doing what we could but once we got a new board we starting filling in the holes.
- The HOA is the gate keepers to the board so if there is any issues at 3am you can contact us and then we will let the volunteer Board members know what is going on.
- Owner: She is not happy as a Pet owner/Dog Owner feels as though she is being discriminated against/penalized. Other people come into the common areas and do all this stuff. She stated that she purposely will not walk her dog in the HOA because of all the construction and all the traffic. She prefers to walk her dog at Canyon View to walk her dog. She is a responsible dog owner. She is just not happy to have to pay a \$10 fee because she has a dog. Mark answers: it is a policy. If the board states let, get rid of it we can do that. 2 ways of doing this: HOA goes after the pet owners because their pets are defecating somewhere so they put that fee on there. The other way is that they take the fee off the HOA just pays a tech to clean up. No matter how you feel about it, it is a communal communistic system, and we have to clean up the poop somehow and because people are letting this happen in your area we have to pay a tech to clean up. Pet owners are not a protected class.
- Jeff stated we will take a look at it.
- Trent wants a motion to approve the budget as it stands:
- Motion is tabled for a moment.
- Jeff Board President wanted to say something: the reason why they was to do the budget the way they are is because they 1st do not have the money right now to do anything. The alternative if they do not

want to vote yes, will they be happy if they get 1 or 2 or 3 special assessments a year? The last HOA he was a President on for 9 years did this a little differently. The special assessment could cost each homeowner \$3,000 for the 1st assessment. If they do not do what they need to do like approve the budget for the \$60.00 a month this could be a scary thing for each homeowner. Jeff states please forgive me if there are any developers in the room but all developers should be shot. (room laughed) Mark States that he does not agree with that statement for the record. Jeff then stated that in order to get you into your unit they start with a fee that is totally unrealistic, unsupportable that lands people in a situation like this it's the same where he is, He tried to get the board to cut down the life oak trees that were planted every 25 feet. Life Oak Trees can grow 80 feet tall and up to 150 feet wide. By the time people were saying "oh my God" the sidewalks are lifting; they were at a point to having to pay 3k a tree to take them down and they had 120 of them. He is trying to point out that he is 74 years old, he works 6 days a week; does he want to pay an extra 112\$ a month no but does he want to suddenly get a 3000K bill for a special assessment, definitely not.

- One Owner states that they have been there forever (2008) and have gotten nothing. She doesn't mind paying, but she wants to see something.
- 2008 Sundance Crossing was opened then the economy crashed, and the HOA was supported by the 19 units on Thunder Mtn. drive for over a decade. Then in 2019 development finally began again. Because of that Development Sundance Crossing were able to finally be able to make some major repairs. Previous developer Synergy did a lot of concrete repairs caused by the heavy equipment back in 2007 /2008. We cannot get to fixing anything until the increase happens and things can be fixed.
- Goal is we want to work on the worst set of driveways on 1st. Torn out replaced and no salt for 2 years. If Spalding is shallow, they can topcoat it. If it's all the way through, then it's a full replacement.
- Owner Bill Christianson states: Regarding the budget; 2023 Budget compared to 2024; Increase 50k for reserve. 2022 Budget was approved; year to date was what happened. Will add about 30 to 40 k to capital reserve.
- They need to set aside for the projects that need to be done.
- What is the # that we need to pay to have this funded? As per Jeff Board Pres.: with the Reserve study it states Fully Funded and partially funded amounts.
- Daily Sentinel stated that local inflation in 2023 is at 14% well above the national average which is 8.3%. Builders have seen 7-fold increases in materials. Labor costs have gone up 25%. If the HOA does not do at least a 14% increase, they will effectively be losing money that has been taken from the future and right now as opposed to at least a min of 14% increase. Board discussed that instead of the \$120 a month that it was split into 2 years at \$60 a month.
- 60.00\$ increase for 95 units will be \$68,400.00.
- William Ridinger (Zoom): New Owner: has a question for the interest on the reserve account: His has a bank account that gives 3% interest; Matthew Price from the board answers: they are looking into other bank accounts that can give 4.5% or 5% interest. Have not moved forward with a new account because they have not had the money to do so, but when they get the money going that is an option to offset some of this, but it should help. This is logged into the meeting minutes that the HOA is taking care of this.
- As per Mark S.: he spoke to Timberline Bank this morning and they are offering to the HOA's that move their account to Timberline they are willing to go as high as 4% on as reserves account, but again they want more money in the account then 12,000\$.

Motion on floor to approve budget for next year from Trent (Trenton) Weiszbrod; 2nd from Jeff (Jeffery) Wolman.

Vote: Yay's: 19 + Zoom: 1 = 20

Nay: 14 + 22 = 36

Proxy's: Yay: 5

Nay: 2

Total Yay's: 25

Total Nay: 38

Total Quareem :54

We would have needed 44 Votes in the Nay to oppose that; we only have 38.

Budget passes would have needed 80% to Reject which did not happen.

\$185.00 a month starting January 1st 2024.

Opened floor to more questions:

- Owner asks about seeing more units being built to the east; 3 stories looking right into the bedrooms 168 units: she was asking about window coverings. Mark S. Answers: Interior is 100% owner unless there are structural changes that will need approval. Exterior: Board is very easy to work with. Get pics to see that visually then we will go through the documents for the HOA but he does not see that as an issue.
- PARKING Issues: Background: All 3 HOA's Homeland; Sundance Village; Sundance Crossing was all 1 HOA and was going to become Sundance Village. In 2003 went under and was broken apart. Sundance Village has almost no parking at all; Homeland has a bit more; Sundance Crossing has the most but still not enough. There is nothing we can do about the parking. If the board wants to create or implement a Parking Policy: Parking policies are difficult. Not a mechanism to enforce it. There are towing laws that are in effect that you have to give everyone 24 hours' notice now; it's not how it was; you cannot tow by adding a sticker on the vehicle and they were gone. It is incredibly difficult. You can use a numbered parking system; it's not going to solve all your problems; there are people there who just don't care and park where they want. Unti with several renters; 5 or 6 with cars; law is 24 hrs. to move, not going to help. Safety Issue for Fire Dept and Ambulance. The city is aware but will not enforce anything until the building is completed.
- Do we know if a light or lights are going in at 25 and 25 ½ rd because of the extra traffic going across?
- Mark S. Answered: He was at a city meeting master plan going on; east of 25 and 25 ½ rd more developed in that area, the city is going to add more one ways in there even along Patterson they are doing some of those Median areas to shut traffic down to stop people from making left and right turns; lots of accidents there; there really is no good solution because that whole area up to the North and is getting more developed. 25 Road making changes just not sure about a stop light. It's going to be a mess.

Owner asked about Maintenance in general: Pipe burst in shed; called owner to go and open the shed to hit the shut off button. This is where Thompson is called because they are the Irrigation techs for the water.

Bill Christiansen Motion to adjourn at 6:41pm; Matt Price 2nd. No opposed. Good Night.

Adjournment

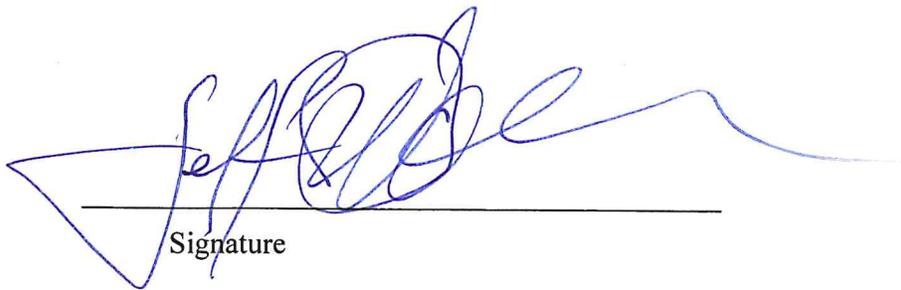
With no further business to discuss, Mark asked for a motion to adjourn the meeting at 6:41 pm.

Motion: Bill Christiansen

2nd: Matt Price

None opposed.

The meeting adjourned at 6:41 pm.


Signature

12/3/2024
Date

