

# 2022 ANNUAL MEETING MINUTES

## Grace Park Filing 1 Association

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November 9, 2022 @ 2:30p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, Bray HOA

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### In Attendance Board

### Management

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Carl Feghali (president) 5  
Jim Snyder (vice president)  
Kim Searcy (sec/treas)

Mark Shoberg Bray HOA Manager  
Cayce Benton Bray HOA Assistant  
Laurina Heinz Bray HOA Assistant

### Members Present:

Amelia Weimann  
Kailey Shabeliski

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### Notice of Quorum Achieved

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With 3 owners on zoom (one owning 5 units) and 2 owners in person, it was announced that quorum had been achieved.

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### Approval of 2021 minutes

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First motion: Jim Snyder  
Second motion: Kim Searcy

None opposed and passed.

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### Discussion on New and Old Business

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Mark Shoberg opened the discussion for old and new business

- The question was asked if all the buildings had been painted/sided
  - Mark S. and the board stated that in 2018 the buildings were painted and in 2019 one building was sided.
- The question was asked if the line items on the proposed budget were interchangeable.
  - Mark S explained that yes, money can be moved around in the budget if it is not used in a certain area.
- Judith Wilson was unable to attend the meeting but wanted a few things mentioned at the meeting.
  - Something needs to be done about the trash situation, she got a notice a while back that they would not be cleaning up the trash around the outside of the dumpster anymore. She is concerned with the amount of trash and large items that have been left around the dumpster.
    - Mark S mentioned that this has been discussed in the past
  - She is concerned about the dues increase on the budget. She stated that last year they were told that the dues would not increase to more than \$170.00 per month.

- Mark S mentioned that he does not believe anyone on his team would state that dues would not increase
  - Kim Searcy mentioned that the minutes stated that the dues would be \$170.00 last year and that nothing was said about not having another dues increase
  - The board ratifies the budget and inflation is at 8.5%, which means the dues have to increase just to stay ahead of inflation.
- She heard that the HOA is broke due to embezzlement.
  - Mark S, addressed that there has been no embezzlement
  - Board receives full financials and banking ledgers each month, along with all the associations invoices for the year
    - HOA does not have the ability to scale, which means all maintenance costs are divided among 12 owners. We have done a ton of repairs and more repairs needed
    - Mark S listed the repairs that have been made to the HOA and is on going
      - New roofs
      - Foundations repaired
      - Painting and siding completed
      - Crawl spaces mitigated for mold and vapor barrier installed, along with humidistat fans installed
      - New fencing installed
      - New pump replaced, etc.
    - No misplaced money
- Mark S discussed how we would like to get the parking lot taken care of/ fixed, but that's not on the horizon due to costs with HOA not having funds. Hopefully look at the parking lot next year if there is money. The parking lot is an issue and costly because of grading issues
- One homeowner brought up several complaints
  - Gutters are broken and causing damage to landscape and house. This is causing the house to bend on the outside.
    - We plan to tackle gutters shortly, there is an increase in the budget to complete more maintenance project
  - Parking lot trash is an issue
  - Dog issues
    - Mark S. explained that when there are dog issues the owners are notified
    - HOA does not control the renters; landlords are the ones in control of pets that are in their units. HOA does not regulate the type and breed of dog.
  - Concern on current landscapers' performance.
    - Mark S explained that the association has had the same landscapers for years which is High Performance
  - Concern on cooler winterization performance
    - Mark S addressed that GJ maintenance could not preform the services this year and we had to find another tech.
  - It was mentioned that landscaping and snow removal should come from the same company since it does not snow that often in Fruita.
    - Mark S explained that High performance does not offer snow removal as a service
    - It is hard to find a snow removal company in the valley
    - HOA is contracted with Peaceful Valley
      - Only charged if they preform work
      - 2-inch trigger
  - The question was asked why do we pay so much more than other neighborhoods in the area

- Mark S. explained that it is due to scaling and only having 12 units to share the costs of maintenance, the amount of services a condominium owners association offers.
  - Most Homeowners Associations are just paying for irrigation water and all maintenance is owner responsibility.
  - The more units an association has, the lower the shared expenses are
- Siding issues were brought up
  - Mark S said that we can investigate this and look at siding repairs.
- It was mentioned that they believed that another owner wants to disband the HOA
  - Mark S. explained that 67% of the owners would need to support this, but that it is impossible because of the shared, Common elements—roofing; siding; landscaping; parking lot, etc.

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## Budget

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Mark Shoberg opened discussion on the proposed 2023 Budget.

- Mark S explained that the budget is ratified by the board and automatically adopted unless a simple majority of members reject it
- The question was asked if owners can pass on the pet waste fee to renters that have dogs/pets so that way owners that don't have dogs/pets do feel responsible for the cost?
  - Yes, we encourage every owner to pass this on to their renters
  - Pet waste is not recent, and has been ongoing, continue doing the pet waste policy
- Discussion on if the board wants to enact a rental policy that owners/landlords with renters be responsible for per waste clean up service to let us know and we can scrap the animal waste policy.
  - Board will have to discuss this
- The question was asked can we get rid of the snow removal expense?
  - Up to the board
  - Liability issue
  - Board decision is to stick with proposed budget

Approval of 2023 budget

1<sup>st</sup> Motion: Kim Searcy

2<sup>nd</sup> Motion: Jim Snyder

2 opposed

Budget Passes

\$185.00 for 11 units

\$165.00 for 1 unit (paid loan in advance)

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## Elections

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2 board positions open for election

Kim Searcy and Jim Snyder both are willing serve on the board for another 3-year term

None opposed

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**Adjournment**

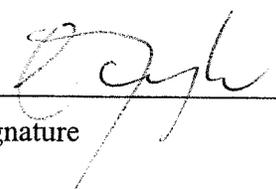
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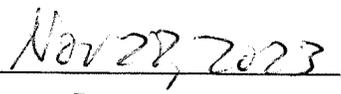
With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.

Jim Snyder motioned to adjourn

No one present objected to the close of the meeting

The 2022 Annual Meeting was adjourned at approximately 3:04 p.m.

  
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Signature

  
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Date