

2023 ANNUAL MEETING MINUTES

Desert Peaks HOA

March 2, 2023 3:30pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)

The meeting was called to order by Mark Shoberg from Bray HOA at 3:38 pm.

In Attendance	Proxies	Management
Ron Sechrist Christian Seagren John Geer John Adams	0 proxies received	Mark Shoberg Bray HOA Manager Annie Shoberg Bray HOA Manager

With 0 proxies received and owners from 4 units present, quorum was achieved.

Introductions

Mark Shoberg introduced himself as the Bray HOA Manager.

Annie Shoberg introduced herself as a Bray HOA Manager.

The directors/board members introduced themselves:

Ron Sechrist, Unit C

John Adams, Unit D

John Geer, Unit B

Christian Segren, Unit A (moving in on the 10th)

Approval of 2022 Minutes

First motion: John Geer

Second motion: Ron Sechrist

None opposed.

2022 minutes were approved unanimously.

Old and New Business

- Amendment (affecting south side of parking lot, near Unit A)
 - The original builder used Unit A for personal use
 - Even though it's owned by the HOA, the yard has always been looked at as Unit A's space
 - The new owner of Unit A is willing to maintain the yard, asphalt, fence, and weeds from the front of the fence to the next fence back.
 - The proposed amendment would remove the right to have a dog kennel adjacent to Unit A. Unit A had no objections to removing the dog run.

- During the building process, the space was counted as parking, however, after development, the owner fenced off the “parking area.” Unit A plans to park in the back of Unit A and currently has the HOA’s permission.
- The grass area is maintained by the HOA
- Maintenance review
 - Heating/cooling systems are the responsibility of each individual unit
 - Exterior painting has traditionally been paid for by the individual owners based on their unit’s square feet.
 - Maintenance of each unit us an owner’s responsibility (including roof, heating and cooling units)
 - Exterior updates must be discussed and approved by a majority of members
- Windows and advertising
 - Occasional window ads (for sale or lease) are okay, but no other signs are allowed on back windows
 - Ads in the front windows are limited to each side of the door (3sqft, 10sqft). For example, a logo is okay.
 - A sandwich board sign is allowed
 - The process for darkening windows from the sun is to send an email to the HOA Manager and the HOA Manager will send it to the board for review. The cost for these changes would be born by the individual unit owner.
- Snow clearing has been pushed to the north side of the lot which causes drainage issues due to the downward slope. Bray will contact Peaceful Valley to request that snow be pushed to the south instead. They can create a plan of action so that the gate isn’t blocked.
- Parking lot maintenance
 - Potholes need to be addressed
 - There’s a crack in front of Unit D that needs to be filled
 - The lot was previously patched. It’s unclear if it’s time to seal again.
 - Bray will get bids for patch and seal
 - If the board votes to pursue repairs, there’ll be a special assessment

Discussion: 2023 Budget Review

- Snow removal
 - Snow levels are cyclical, so some years will be higher than others, depending on the number of snow events
- Landscaping
 - Bray will arrange a meeting with Peaceful Valley for the start of the season to see how to turn on the drips and manage a dead tree
 - Bray suggested xeriscaping. Bray will get 2 bids for removing bushes and replacing with gravel.
 - There’s general agreement among the members that the grass is fine, but bushes should be avoided.
- Above All has been maintaining windows, but members wondered if windows were squeegeed off. Bray will follow up.
- There was a motion to approve the budget.
 - First motion: John Geer
 - Second motion: John Adams
 - None opposed
 - The 2023 budget passed unanimously.

Elections

There was no election this year.

Christian Seagren replaces Todd Simpson as a Member/Director.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:30pm

Motion: John Geer

None opposed.

The meeting adjourned at 4:30pm.



Signature

2-7-2024

Date

