

2023 ANNUAL MEETING MINUTES

Grace Park 1 COA

Tuesday, November 28, 2023, 4pm – 640 Belford Ave, Grand Junction, CO

The meeting was called to order by Mark Shoberg from HOA Services Inc at 4pm.

In Attendance	Proxies	Management
Carl Feghali (5 units)		Mark Shoberg HOA Manager
Jim Snyder (Zoom)		Annie Shoberg HOA Manager
Kim Searcey	<u>0</u> proxies received	Cayce Haren Assistant Manager
Samantha Gallette		Rebekah Webb Operations Agent

With 0 proxies received and owners from 8 units represented, quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager.

Annie Shoberg introduced herself as a HOA Manager.

Cayce Haren introduced herself as an Assistant HOA Manager.

Rebekah Webb introduced herself as an Operations Agent.

The Board introduced themselves:

Carl Feghali, HOA Board Member

Kimberly Searcy, HOA Vice-President

Jim Snyder, HOA Director

Approval of 2022 Minutes

There was a motion to approve the 2022 minutes.

First motion: Carl Feghali

Second motion: Jim Snyder

None opposed.

2022 minutes were approved and signed by Carl.

Old or New Business

- Swamp coolers
 - Management provided a recap of last year
 - Members were notified. The work was completed, except for one unit. Management replied with contact info. The work was not completed. A line was damaged resulting in \$5K damage. The owner took the HOA to small claims court and the matter was turned over to insurance. Insurance settled. The owner was awarded a settlement from 360 insurance.
 - Premiums were not impacted.
 - If there's a second claim, the HOA's insurance premiums could be impacted. If a 3rd claim occurs, the HOA could be terminated. This has become standard practice in the industry.
 - The Board agreed that the HOA would no longer provide services to swamp coolers. This service shouldn't have been offered by the HOA because it's not in the covenants, however, the HOA could require all supply lines be moved to the exteriors by a certain point in time. If the deadline is not met, the HOA could perform the service and charge the owners. The supply lines pose a negative risk to the HOA because the HOA is responsible for studs in. Management recommends moving lines outside.
 - There was a concern regarding plastic outside. Should the HOA solicit bids/guidance from vendors?
 - Management shared example of another association. Typically, plastic is tucked under siding and spigots.
 - Copper is not recommended because it glistens in the sun and could be stolen.
 - The cost to owners is under \$500 to move lines to outside.
 - The HOA has the right to demand insurance. If lapsed, the HOA is at risk, so the HOA can say, "You have till this deadline, or the HOA will do it and you're responsible for 100% of cost."
 - The issue could be presented to owners and see if they're willing to do the work on their own. If not, the HOA needs to be sure there's insurance to cover damages. This seems hard to enforce, but the tech can charge the owner(s).
 - The HOA can provide a recommended deadline, such as March 2024, to service the coolers. The board can find out who has outside lines and who doesn't. Management will assist in any way they can if requested by the board.
 - Clarification was provided. There are 2 separate issues:
 - Moving plastic lines outside
 - Winterization policy (maintained annually)
 - No action at this time. The Board will think about the issues.
- Additional Member Discussion- none

Budget

Member question: What does Management do?

- Painting/repairs, filed claim to repair damaged roofs (\$5K deductible to replace all 3), mold in crawl spaces/repaired foundation issues (1 completed, and 1 partial), remediation, pest control (termites), vapor barrier, hemostatic fans, electricity ran to crawl spaces to dry them out, siding on the west side, floor beam on SE side, stair repairs, facilitated a loan for the HOA so the repairs could be completed, negotiated an arrangement whereby management was delayed payment for 2 years; the HOA is still paying the past debt to Bray and Company. There was a tree that fell over, Management took care of it at no cost to the HOA. Compliance with dues collection, covenant enforcement, installed fence around perimeter, irrigation pump replacement when it died. Parking lot is sunken, needs to be resurfaced and repainted, but it will be a few years. Also need to reside 2 buildings. Waiting because of budget restraints.

Management reported that inflation has been reported nationwide at 8.9% (2023), but it's been 14% locally, and in the trades, it's been even higher. In order to retain good employees, Management must increase fees.

Member question: What is line item for outstanding invoices for \$3K? This is the amount owed to Bray and Company for 2 years of services provided with deferred payments.

Motion to approve the budget for 2024 as drafted.

First: Jim Snyder

Second: Carl Feghali

None opposed.

Budget is approved for 2024. Continue dues at \$185/month.

Elections

Carl's term is ending. He's willing to serve again. Motion to re-elect Carl.

Motion: Kim Searcy

Second: Jim Snyder

None opposed.

There are up to 7 seats on the board. Management asked if Sam was interested in serving as a liaison (non-voting member).

Samantha Gallette offered to serve as a non-voting liaison. (Wabbit Trust)

Motion: Carl Feghali

Second: Kim Searcy

None opposed.

Sam will be included on board communications.

Adjournment

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

Motion: Carl Feghali

None opposed.

The meeting adjourned at 4:30pm.

Kimberly Searcy
Signature

11-12-2024
Date