

# 2023 ANNUAL MEETING MINUTES

## PRSV Homeowners Association

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March 15, 2023 | 3:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

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### In Attendance

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<b>Management</b>	<b>In person</b>	<b>Proxy</b>
Mark Shoberg	Allan Allphin	7 proxies received
Annie Shoberg	Kacie Chaffin (Zoom)	
Cayce Haren	John Miller	
	Douglas Nieman	
	Shane (Richard) Salazar (Zoom)	
	Dr. John Storhim Jr (Zoom)	
	Melissa and Phil Jones	

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### Notice of Quorum Achieved

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With 7 proxies received and 7 Unit Owners present, it was announced that quorum had been achieved.

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### Introductions

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Mark Shoberg, Annie Shoberg, and Cayce Haren introduced themselves as Bray HOA Management, soon to be HOA services Inc.

Douglas Nieman, Allan Allphin, and John (Jack) Miller introduced themselves as the current board members.

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### Approval of Previous Years' Minutes

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Mark S. called for a motion to approve the 2022 Annual Meeting Minutes.

**Motion:** Melissa Jones

**Second:** Douglas Nieman

The 2022 minutes passed unanimously. None opposed.

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## Old & New Business

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Mark opened the floor for the discussion on new and old business.

- Douglas Nieman discussed the following points from his president report.
  - At last year's meeting there was a strong push to control the annual costs. It was agreed to eliminate the irrigation along Preserve Lane for many reasons. It was one of the costliest items and continually involved additional repairs. The decision was made to not irrigate these areas and reduce the mowing with the help of community volunteers. After reviewing this, the board feels that it was the correct decision. Although in the peak summer heat the grasses are slightly brown, the appearance is not much different for most of the year. It has allowed the return to the "natural" look of the area and has been beneficial to reduce the water by the roadway and delayed some deterioration in the seal coating and other roadway maintenance that we must provide.
  - The only item that was changed is that the board is going to provide the mowing and trimming for 6 feet along each side of the roadway as an HOA Expense. Each homeowner will still be responsible for clearing any trees or growth from vegetation that falls or encroaches into the 6-foot area from their property. It is the intent of the board and any community volunteers to help in this process to reduce costs.
  - There has been some desire to improve the entry areas in the past. I would like to see this done, however there is not anything in the budget to allow this. If anyone has ideas or input on this issue the board would welcome your suggestions and help in possibly forming a committee to provide recommendation to the homeowners.
    - Discussion on a possible workday with volunteers to reduce costs on this project.
- Discussion that the HOA cut back on snow plowing and salt used to help with annual costs
- It was brought up that the HOA redid the signs in the HOA in 2022
- It was brought up that the change in Management and Change in Policies should be provided to the HOA membership.
  - Mark S. discussed the new policy changes to the covenant enforcement policy and dues collection policy due to HB-1137. Board will sign new policies.
  - Mark S. discussed the Change in Management From Bray HOA Management to HOA Services INC.
    - HOAServices Inc has purchased the HOA division and will be your association's manager effective April 3<sup>rd</sup>.
    - It is essentially the same team that has been managing Bray's HOAs for over 5 years.
    - There will be no change in services and no increase to owners in their dues.
    - If you pay monthly dues through Bray's Rent Pay/ACH, payments will be automatically disabled on March 25th. This will allow Bray to process final payments by the end of the month.
    - April dues payments must be made by physical check or money order. Payments should be made out to their HOA name and can be mailed to the new address of 607 South 7<sup>th</sup> St, GJ CO 81501 (north of Get Air, across the street from the Daily Sentinel).
    - If your email is already in our system, you will receive an email in the coming weeks about how to enable autopay for May.
      - If we don't have your email, you can send your first and last name, HOA name, and email address to [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

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## Budget

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The 2023 budget was opened for discussion,

- Doug Nieman discussed the budget by line item.
- Doug mentioned that the boards yearly question is will there be enough money in reserves for crack sealing the road when it needs to be completed (about every 7 years)
  - Extra money that is not used from the budget Is rolled over to the reserves.
- Discussion on Possibly selling the irrigation pump.
  - Board will discuss.
  - More value the sooner that it is sold

Mark asked for a motion to approve the 2023 proposed budget:

- 1<sup>st</sup> motion: Melissa Jones
- 2<sup>nd</sup> Motion: Allan Allphin

The budget was approved unanimously.

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## Elections

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Mark opened the floor for elections

Doug Nieman- Member at Large

**Motion:** self – nomination Doug Nieman

**Second:** Allan Allphin

Ralph Hamblin in absence

**Motion:** Doug Nieman

**Second:** Jack Miller

Allan Allphin

**Motion:** self – nomination Allan Allphin

**Second:** Melissa Jones

Jack Miller

**Motion:** self – nomination Jack Miller

**Second:** Doug Nieman

All nominations were elected to the board with no opposition.

With no other volunteers to the Board, the election was closed.

X

Date

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Adjournment

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With no further business to discuss, Mark S. called for a motion to adjourn the meeting.

**Motion:** Doug Nieman

The vote was unanimous. The 2023 Annual Meeting was adjourned at 4:01 p.m.



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Signature

2/21/2024

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Date