

2023 ANNUAL MEETING MINUTES

Peaks at Redlands Mesa HOA

July 24, 2023, 3:30pm– 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)

Meeting Called to Order:

The meeting was called to order by Mark Shoberg (herein referred as Mark S) from HOAServices, Inc at 3:32pm.

In Attendance	Proxies	Management
Kevin Young, Chairman		Mark Shoberg HOA
Kiki Yanez, Treasurer		Manager
Jerry Yanez		Annie Shoberg HOA
David Chavez		Manager
Miriam Burns		Cayce Haren
Brenda Kelley		Assistant Manager
Larry Dixon		
Tom Walch		
William Reade		
Cory Carlson		
Shelly Carlson	0 proxies	
Morgan Family Trust		
Jubilee Cumming		
Daniel Glatter		
Cynthia Zaitz		
Utah Gas Corp.		

Online:

Aaron Martinsen (2 units)
Amy Born
Connie Fudge
Nicole Draper

3 proxies were received by mail, however, the 3 owners were also present in person/online, so proxies were removed. With 0 proxies and owners from 16 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.

The Board introduced themselves:
Kevin Young, HOA President
Kiki Yanez, HOA Vice-President

Tom Walch arrived after introductions

Approval of 2022 Minutes

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

First motion: Aaron Martinson

Second motion: Jerry Yanez

Mark asked if there were any opposed to approving the 2022 minutes.

A member requested that the minutes be read aloud. Kiki read the minutes out loud.

Mark again asked if anyone was opposed to approving. None opposed. The 2022 minutes were approved unanimously.

The 2022 minutes were approved and signed by Kevin.

Old or New Business

- The board was invited to introduce any old or new business for discussion.
 - Old business
 - Kevin reported that the downspouts were repaired, and heat tape had been installed.
 - New business
 - Kevin reported that a new phase of development will begin building in September.
- Mark opened up discussion to members of the community
 - Landscaping
 - Lynn Cumming reported that while landscaping is ongoing, she counted 23 dead plants. She stated that no watering had been going on, the upper half of the trees are dying, and she hasn't seen a gardener on site. She requested replanting.
 - Mark replied that the HOA has a contract with Lush Landscaping but there hasn't been great communication this year.
 - An owner asked if the landscapers were being paid.
 - Mark replied "yes." He added that he had reached out 3 times in the past 6 weeks to remove a dead tree.
 - There was a discussion about whether or not the HOA should request bids from other landscaping companies.
 - Mark recommended waiting until fall because it's nearly impossible to get a new landscaper to perform mid-summer.
 - An owner asked for confirmation that the irrigation system is working because they're not seeing any water.
 - HOA Services will reach out to Eric with Lush to confirm irrigation is running. HOA Services will meet on-site with the landscaping company to ensure that the full scope of the contract is being performed.
 - An owner asked if they could replace the dead plants.
 - HOA Services will push to replace, however, Mark stated that landscapers do not warranty shrubs in most cases

- An owner stated that it appears the landscapers aren't delivering on their contract and didn't add watering to the most recently developed areas. They also claimed that weed abatement hasn't been completed.
 - Mark stated that part of the problem may be that the contract is too low (\$2,500/year). There were questions about whether or not Lush Landscaping was with Redlands Mesa Master anymore.
 - An owner asked who is responsible for the issues.
 - Mark responded that the HOA is complaint driven. When management hears from members, management reaches out to vendors.
 - HOA Services will work with Eric at Lush, bid it out this fall, and share bids with the board this fall.
 - There was discussion about the scope of landscaper responsibility.
 - Inside the property line is what owners pay for.
 - Outside the property line is visible on GIS/Mesa County portal.
- Special Assessment
 - Cynthia and Daniel felt that they shouldn't have to pay a special assessment because the concrete was a known issue before they moved in. They felt that the community shouldn't be charged for items that were part of the punch list (roof, draining, stucco, chunks out of curb in front of unit, etc.).
 - Mark reiterated that the special assessment would be primarily used for stucco.
 - Kevin said that patching isn't a good option because sun will show the patches.
 - The contractor wants to do 1 building at a time.
 - Most likely, B 384 would be first. They will paint and seal with elastomeric.
 - Spalling is a much smaller issue, responsibility of the owners to repair. In Colorado, it's a 2 year statute of limitations. So, owners need to repair it.
 - The HOA has set aside \$14K/year for reserves and could spend this, if needed.
 - The HOA needs more owners paying in to scale for expensive repairs.
 - If owners decide they don't want to pay it, the issues would be delayed.
 - There are 2 options for handling concrete:
 - 1) put salt down
 - 2) use sand (not available in Grand Junction)
 - Salt doesn't melt and causes calcium to come up
 - The HOA could rely on reserves or budget for next year
 - Cynthia- how does 2 years apply to me?
 - Mark- From certificate of occupancy, not ownership
 - Mark: If under 2 years of COI, please email contact@hoaservicesco.com and we'll help work with the contractor
 - Mark: Salt/no salt on slope. Denver supplier went out of business, so we can't get sand in the valley anymore. Salt will bring calcium to the top and split all the way to the base.
 - Playground sand will freeze solid.
 - Requesting a study on the sand.
 - Salt voids the warranty.

- Using “safe salt” (which we are) product within the first year will cause spalling. Works better than magnesium chloride.
 - Focus to this point has been saving for stucco.
 - Can review the concrete as well.
 - Member: Re: stucco, how old is 1st building?
 - Kevin: aprox 5 years. Subcontractor typically has a 1 year warranty on stucco.
 - Asphalt has a longer warranty
 - Member will email Kevin independently
 - More discussion on stucco
 - Scope for this assessment is 1 building, \$2500
 - Mark recommends Vivax (paint, seal, 9 year duration warranty)
 - If documented within 1 year, warranty is extended if documented. HOA Services will help initiate with North Peaks.
 - Stucco is too thin, falling off
 - Member: Board should be responsible to the members to explore with vendor to repair/replace stucco
 - HOA should fight for the owners
 - Doesn’t have jurisdiction on behalf of owners for over 2 years.
 - Kevin: if you have a punch list under warranty, follow up and we’ll take care of it
- New business
 - Dirt from New Construction
 - (Amy’s spouse/male/last name Born): once the onclave on the west begins, if dirt floats to the properties, what recourse is available for prevention and/or clean up?
 - Mark: Need to contact the city of Grand Junction
 - If you see the vendor, share the information with the city
 - They’re leally obligated to spray with water trucks
- Stucco
 - Cynthia
 - If stucco has been problematic, unresolved, how do we ensure that the new buildings won’t add to the expense?
 - Members have expressed concerns, registered complaints
 - Kevin: Not using the same stucco contractor on future buildings. Not a problem with the product.
 - Haven’t sealed the ledges. A 3rd party from California comes in for inspections.
 - Have done everything we can to ensure that it’s taken care of
 - Not faulty work of sub, just repairs. Need good communication to take care of the issues.
 - Mark: For punch list items, follow up with North Peaks.
 - Roofs (Amy Born, 380 building)- Member: “agreed there was a problem, but nothing got fixed.” When might this be addressed?
 - Kiki- “discussed recently with the board and owner said it was taken care of.”
 - Owner: Pooling is still an issue

- Kevin: cut a hole in the roof was not approved
- Mark- roof repairs recommended by vendors have been completed (heat tape, electrical to feed the heat tape)
 - There have been and will be major rain events
 - Kevin- Placement of the scuppers- 390 is ongoing,
 - Member: Affecting A&B in most buildings
 - Member: Water is sitting for 7-8 days (agreement from 3 homeowners)
 - Discussion- draining toward a back scupper rather than the primary scupper. Water is ponding. They would try to redirect toward the primary drain. Expected the contractor to work on it. Kiki claimed they approved these repairs. HOA Services has communications that they would work with Kevin. There was no approval for this major fix. SDL looked at the repairs. Slope/grade would need to be approved by the board. Would need a bid. Never received a bid. SDL would work with Kevin. HOAServices can get a bid for 380B on a fix for the ponding. 390 is a contractor installation issue, so Kevin is working on that.
 - Member:Next steps?
 - Mark: 380 B HOAServices will reach out to SDL for a bid and provide it to the board
 - Board would need to approve the project.
- Cynthia- water flow from downspout
 - Summer- Covers the sidewalk with mud, winter with ice. Both ends on the front of the building, the force of water coming out, is an issue. Can't exit safely because blocked by ice. Requested a safe walkway to the parking lot area.
 - "Safe entry/exit should be the responsibility of the builder"
 - 1) request extension of sidewalk for safe exit
 - 2) look into rain chains to diffuse rain flow force (390D, front of building, off the record)
 - Mark: If board approves, HOA can get a bid. Board would need to approve.
- Kevin: No set time for finishing the project
- Member: Invoice payment- what are the checks and balances on payments?
 - Mark; Normal bills paid monthly. Legal, atypical bills- will notify the board
- Member: Video system- who is the custodian? Mark: No one. Discussion on abandonment. One down on the back patio (388B off the record)
 - Member: Thought it was monitored by Redlands Mesa Master. Still paying an internet fee for this. Probably no reason for the HOA to continue paying for this.
 - Kevin: Login given to Bray at the beginning. Don't have access anymore.
 - Member- date and time were wrong, so no value in this. Paying \$100/month for this.
 - HOAServices can cancel the service. The cameras were purchased by the HOA. Board could sell cameras on Marketplace.
 - Kiki- is this already cancelled? It's not on the new budget.
 - Kevin- could still get access, if needed.
 - Mark: No one requested cancellation.
 - Member: Why don't we maintain/use?

- Member: we can get this from homeowners/ring doorbell, etc. If membership prefers to keep in place, continue to pay, we can. Scrapped from budget because didn't seem like there was value.
- Kiki- 2 cameras on building 380 (north end, D- one watching entrance to project and other towards the end of the project; other at 380/386 on the end- looks down to 388 and the general area of 382-86).
- Member: cameras act as a deterrent, even when they're not working.
- Mark: Normally there's a committee to have access to the videos, if needed.
- Vote:
 - Keep mounted but kill the service to save \$1200/year
 - Yes- 16
 - Passes. As long as board approves, HOA Services will reach out to the service to cancel monthly internet service.
- Member: Can a committee sign off on an invoice?
 - Mark- need to hear back within 72 hours so we don't create angry vendors
 - Committee would need to be appointed by the board
- Cynthia: Can we have more residential board members? And, new members should be excluded from the special assessment.
 - Mark: you're contractually obligated when you become part of the common interest. Legally, they can't let you out.
 - Re: board- The bylaws state that you must have 3 members; when 75% conveyance, can have more members. Mark: have had difficulty in the past getting board members to volunteer.
- Annie- need to establish access to reserves at Bank of the San Juans- reserve account access (Kevin signed 5 months back?)
 - Previous board member, Forrest, left. New board management needs to approve access for HOAServices via meeting minutes. HOAServices will go in person to establish access. Reach out to Kevin for access, if needed.
 - Kevin with the board approved moving forward with access, thought he signed 5 months ago.
- Stucco
 - If 67% vote no, can reject the special assessment and it won't go forward
 - 384 gets the most weather. 382 would likely be next in line.
 - We can get 3 bids and have the vendors say which is the worst/most urgent/priority. No favoritism.
- Type Here

Discussion on Community Priorities and Budget

Cont. Old/new business

- On homeowner asked a question on the assessment: it is under the assumption that this assessment will cover stucco repairs for all 6 buildings?
 - Mark S explained that this assessment is to move forward with the worst building and repair them one at a time, one year at a time.

- Each assessment will be voted on each year whether it is approved or not approved.
 - Budget is approved, owners get to choose which budget. Unless 67% of owners present (quorum is met) vote to not approve the budget.
- The question was asked what building?
 - Kevin answered that 384 gets the most weather.
 - Mark S explained that we have a few vendors come out and give us bids on what the worst building is.
 - No favoritism, based on contractor opinion.
- One owner asked if the board knew what building would be next.
 - Kevin explained that he believes the path of the sun, possibly 382 next, and some of the buildings don't need much repair.
 - Tom Walsh discussed aging of the buildings as well.
- Tom Walsh also expressed that Any members that have concerns about there buildings address those to the board and that will be taken into account for when another assessment is necessary.
 - Board does think that this is necessary, and we need to stay on top of these repairs.
 - Board has walked through all buildings.
 - Need to backwards and repair stucco, seal, and paint. Do it properly instead of just patching.
- Discussion on how patching has been completed.
 - It was because it was just a tinted stucco with color match paint over it.
- Tom Walsh stated that another reason to address it now is because there are cracks and moisture is penetrating and it is just going to get worse.

Budget

- Mark S Opened the discussion on the 2023 budget.
- One homeowner asked for clarification on what the options are for paying for this assessment and what would happen if we chose not to.
 - Mark S explained that there is no easy answer.
 - Can't do patches anymore.
 - If the association says that they don't want the special assessment, that means that there would be no more stucco and painting repairs until we have the money to complete them. Currently setting aside money in reserves. Costs will go up.
 - Not sure if we can have this scheduled for this Fall. We can have the bids by fall and probably schedule for a spring project.
- Mark S explained the three budget options.
 - Budget 1 – \$255.00/Month: & Special Assessment of \$1,500.00 due Sept. 1st, 2023
 - Budget 2 – \$300.00/Month & Special Assessment of \$1,000.00 due Sept. 1st, 2023
 - Stay at \$262.00/month and wait on these repairs.
- One homeowner why we lower our monthly dues when we don't have enough money for the repairs?
 - Mark S explained the options based on community complaints.
- Mark S asked if anyone present wanted to our right reject the budget.
 - No one present voted for this option.
- Mark S asked for a vote for Budget 1 – \$255.00/Month: & Special Assessment of \$1,500.00 due Sept. 1st, 2023
 - Majority vote for this option of 15 votes
 - Passed Budget 1 – \$255.00/Month: & Special Assessment of \$1,500.00 due Sept. 1st, 2023
- Continue to fix building until they are no longer a problem. 1 building per year
 - Looking for continued feedback from owners
 - One owner asked about the HOA website with HOAServices.
 - Mark S. stated that we are working with IT and hope to have it up soon.

Elections:

No elections in 2023. Mark asked if anyone was willing to serve, just to see if someone in the community had interest. No one responded. Tabled.

Adjournment

With no further business to discuss, the 2023 annual meeting was adjourned at 5:17pm.

The meeting adjourned at 5:17pm.



Signature



Date