

# 2023 ANNUAL MEETING MINUTES

## Swan Meadows Homeowners Association, Inc.

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March 7, 2023, 3:30 PM || 640 Belford Avenue Grand Junction, CO 81501

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### In Attendance

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Bray HOA Management: Mark Shoberg, Annie Shoberg, Cayce Haren

Members: Jeff Sheley (Zoom), Thomas Forsman, Ted Juntilla, Michael Kissner, Sebedeo Romero

Proxy: 7 proxies received

### Quorum

It was announced quorum was not achieved. The number of proxies received (7), the sign in sheet (4) and one owner on zoom, the total number of members was 12. 13 were needed.

Meeting was called to Order by Mark S. at 3:34 PM

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### Approval of the 2022 Minutes

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Motion: Jeff Sheley

Second: Ted Juntilla

None Opposed- Minutes passed unanimously.

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### Old Business/ New Business

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- The question was asked if there were supposed to be 4 members on the board?
    - Mark S explained that for this association there are supposed to be 3 board members. A President, Vice President, and Secretary/Treasurer
    - Would like to obtain a 3<sup>rd</sup> board member.
  - Mark S discussed the following points:
    - The sinkhole by the mailboxes gets filled in each year
    - Discussed main sidewalk along the canal.
      - HOA maintains the west side of side walk
      - East side of sidewalk is homeowner responsibility to maintain
    - HOA's big focus is irrigation
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### Budget

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- The question was asked what the dues were for 2022.
  - \$250
- The question was asked if there was a capital reserve for the association.
  - Mark S. discussed that CCOIA recommends that 10% of gross income be set aside for capital reserves each year which would be \$1,700 each year. We would like to see a reserve amount of \$30,000 for your association.
  - Have to have a dues increase to set aside this amount each year.
    - Look at this for next year for 2024 budget.
  - The board asked if anything could be done this year to work towards the capital reserve funding?
    - Mark S. explained that the board can ratify the budget for an increase of 10% per year, and the members present at the meeting can vote on that ratified budget.
- A motion was made to increase the dues to \$275.00, with the extra \$5.00 per owner being applied to the capital reserves.

First motion: Jeff Sheley

Second: Ted Juntilla

None opposed.

2023 Budget increase of \$275.00 passed unanimously by members present.

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### Elections/ Appointments

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Jeff Sheley and Ted Juntilla have both agreed to serve on the board for another year

Mark S. discussed the possibility of adding the reduction of quorum to 15% in next years annual meeting packet.

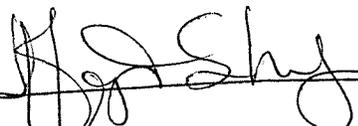
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### Adjournment

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With no further business, meeting adjourned at 3:56 PM

Motion: Michael Kissner

X   
Signature

X 3/26/24  
Date