

# 2023 ANNUAL MEETING MINUTES

## Falls Village HOA

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Tuesday, September 26, 2023, 3:00pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)  
The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00pm.

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In Attendance	Proxies	Management
Mary Munsell	0 proxies received	Mark Shoberg HOA Manager
Linda Mynar		Annie Shoberg HOA Manager
Donna Hochmuth		Cayce Haren Assistant Manager
Marian and John Stead		
Scotty VanDusen		

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With 0 proxies received and owners from 5 units represented in person/by proxy, and 0 online, quorum was achieved.

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### Introductions

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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.

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### Approval of 2022 Minutes

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There was a motion to approve 2022 minutes as written.

First motion: John Stead

Second motion: Jane Munsell

None opposed.

2022 minutes were approved and signed by John Stead.

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### Old or New Business

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- Board
  - Trees are looking good after winter watering
    - Reminder to owners, remember to winter water so that the trees can survive
  - Roofs have all been replaced
- Members
  - Are there any problems with owners paying dues?
    - There is one unit that owes \$725
    - Other owners are paying relatively on time (29-69 days late)
    - HOA Services enforces the dues collection policy

- For more information, visit [www.hoaservicesco.com](http://www.hoaservicesco.com)
  - Click Governing Documents> Dues Collection
- Are there any plans to paint the exterior?
  - A contractor reports that a wash and touch up could get the HOA another 10 years down the road
  - There would be a cost of \$35-50K to paint (up to \$3k/unit)
  - There's \$14K in reserves, so this would require a special assessment.
    - Has the HOA repaid its loan yet? No. The loan was extended due to a water leak. It should be paid off soon.
    - A special assessment would require a special meeting. 67% of the owners would need to approve the special assessment.
      - The loan would be 10% with an ARM that could move after 2 years.
      - Action Item: HOA Services will solicit a bid from Vivax and Integrity for trim, and a separate bid for full paint
- Are short term rentals allowed by the city of GJ?
  - Yes, they're legal, depending on the HOA
  - Currently, there are no restrictions in the CC&Rs for short term rentals
  - Declarations can be amended by 67% of the membership
  - To be legally enforceable, the policy should be approved by the membership
  - The board expressed interest in drafting a policy to restrict short term rentals.
  - Action Item: HOA Services will draft a policy to restrict short term rentals.
  - Once signed, the board requested that the policy be sent to all residents.
- Street parking
  - The city is responsible for city parking enforcement on city roads. For support, call the non-emergency police dept at (970) 242-6707. Semis can't park overnight. The HOA can't enforce parking. The city will enforce no parking signs on the south side of the HOA.

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### **Discussion: 2023 Budget Review**

- A member asked if the YTD number was accurate (dues collection at \$13K)
- Management replied that updated numbers are closer to \$17K, YTD

Motion to approve the budget.

Motion: Scott VanDusen

Second: Jane Munsell

None opposed.

The budget passes unanimously. Dues will be \$140/month, effective Jan.1<sup>st</sup>, 2024.

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### **Elections**

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John made a self-nomination to be re-elected to the board.

Self-motion: John Stead

Second: Jane Munsell

None opposed.

John was re-elected to serve for another term of 1 year.

Jane made a self-nomination to be re-elected to the board.

Self-motion: Jane Munsell

Second: John Stead

None opposed.

Jane was re-elected to serve for another term of 1 year.

No one else offered to serve, so the board will continue with 2 members.

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## Discussion on Community Priorities

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- No further business to discuss
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## Adjournment

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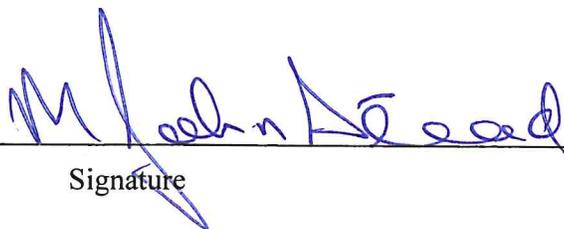
With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:38pm.

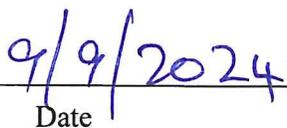
Motion: John Stead

Second: Mary Munsell

None opposed.

The meeting adjourned at 3:08pm.

  
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Signature

  
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Date

