

2023 ANNUAL MEETING MINUTES

Valley Meadows East HOA

November 11, 2023, 3:30pm – 640 Belford Ave, Grand Junction, Co 81501

The meeting was called to order by Mark Shoberg from HOA Services Inc 3:32pm.

| In Attendance | Proxies | Management |
|-------------------------|----------------|-------------------|
| Lorrie Tarsky | | Mark Shoberg HOA |
| Luke Cole | | Manager |
| Bonnie & Mike Lightfoot | 10 proxies | Annie Shoberg HOA |
| Susan & Lee Karlen | received | Manager |
| Ron Verlarde | | Cayce Haren |
| | | Assistant Manager |

With 10 proxies received and owners from 15 total 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:

Luke Cole, HOA President

Lorrie Tarsky, Secretary

Bonnie Lightfoot, Board

Mike Lightfoot, Board

Approval of 2022 Minutes

Motion to approve the 2022 minutes.

First motion: Bonnie Lightfoot

Second motion: Luke Cole

None opposed.

2022 minutes were approved and signed by Luke Cole.

Old or New Business

- Luke Cole introduced new business, pumphouse guts replacement
 - The current pump was put in in 1997 and is high powered to support the common areas
 - A variable pressure pump would replace 2 pumps with 1 and supply water to all areas in a more cost effective way
 - Quotes to modernize the system were \$16K (Monroe) and \$8K (Dave)
 - Quotes were for the same frequency, same horsepower
 - The difference in quotes is the brand (Chevy vs Cadalliac). The second bid is for parts at cost
 - Pump is needed, but would remove reserves (including 2024's)
 - A new pump would be fully operational before the season begins
 - The previous pump took 60 man hours to repair and the association lost the last 2 weeks of watering
 - The flow meter is broken and no parts are available
 - It would cost \$3K to continue to function
 - The system must be repaired or replaced
 - Motion to approve pump replacement (accept \$8K bid)
 - First: Bonnie Lightfoot
 - Second: Ron Delarie
 - Any opposed: None
 - Motion passed. The board will pursue the replacement and HOA Services will help facilitate.
 - One member expressed interest in extending the irrigation season through the end of October. There was a discussion about how the Valley occasionally freezes in the end of October, so the 3rd week of October is generally recommended. This coincides with the draining of the irrigation ditches.
 - One member expressed concern about speeding drivers on McCook. Management relayed that the city won't allow speed bumps because it hinders emergency response vehicles. The board recalled that the city previously installed a temporary speed sign which helped. Management reminded members that speeding falls under the city's jurisdiction; the HOA isn't authorized to enforce speed on roads, however, management will bring up the issue with the nearby association and send a non-official notification to the owner if members can provide an address for the speeding vehicle.
-

Budget

Budget is approved/ratified by the board unless the majority of the members reject it.

Motion to approve the budget for 2023 as drafted.

First: Mike Lightfoot

Second: Lorrie Tarsky

2 opposed by proxy.

Budget is approved.

Elections

The board contains a minimum of 3 members for 1-year terms.

Self Nomination: Luke Cole

Second: Lorrie Tarsky, Bonnie Lightfoot

None opposed.

Self Nomination: Lorrie Tarsky

Second: Luke Cole

None opposed.

Motion to nominate Alex Gaytan in abstention.

First: Luke Cole

Second: Bonnie Lightfoot

None opposed.

Rick chose not to run again. HOA Services expressed appreciation for his service.

Additional board members can be appointed by the board.

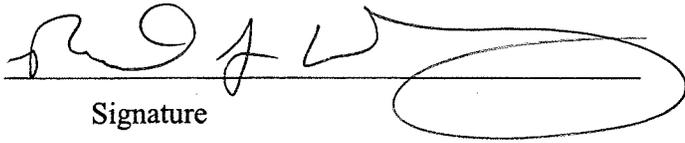
Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:54pm.

Motion: Luke Cole

None opposed.

The meeting adjourned at 3:54pm.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke that ends in a large, rounded flourish. The signature is written above a horizontal line.

Signature

11-13-24
Date