

2023 ANNUAL MEETING MINUTES

Sundance Village HOA

February 27, 2023, 3:30pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)
The meeting was called to order by Mark Shoberg from Bray HOA at 3:33pm.

In Attendance	Proxies	Management
Kent Thompson		Mark Shoberg, Bray
Helen Chimel (Zoom)		HOA Manager
Kathy & Ron Rehberg	7 proxies	Annie Shoberg, Bray
Shary Chavez (Zoom)	received	HOA Manager
Miranda Smith (Zoom- unconfirmed member)		Cayce Haren, Bray
		Assistant Manager (Zoom)

With 7 proxies received and owners from 5 units present (in person and via zoom), quorum was achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as the Bray HOA Manager.
Annie Shoberg introduced herself as a Bray HOA Manager.
Cayce Haren introduced herself as a Bray Assistant Manager.

The Board introduced themselves:
Board Member- Kent Thompson
Board Member- Kathy Rehberg

Approval of 2022 Minutes

There was a motion to approve the 2022 minutes.
First motion: Kent Thompson
Second motion: Kathy Rehberg
None opposed.
2022 minutes were approved.

Old and New Business

- Maintenance. A homeowner expressed concern that some exterior paint is already peeling. Mark S informed the membership that Vivax Pros has a 9 year warranty, so Bray will send them back out to inspect and repair at no cost to the association.

- Projects. Mark S stated that last year, a large amount of money was spent on paint, so this year the association will make an effort to build funds back up for projects. In order to avoid special assessments, new projects will be on hold until funds become available.
- Snow removal. A homeowner commented that service hasn't been great, but the most recent service was good.
- Trash Service. Mark S stated that trash collection services in Grand Junction have consolidated. The new trash collection service, Republic Trash Service is doing a good job. Members can expect to see an increase in trash collection fees for 2023.
- Window cleaning. A member expressed interest in window cleaning services within the association. Mark S stated that window cleaning expenses would be an owner responsibility, but Bray can help connect members with a service, if the board approves.

Discussion: 2023 Budget Review

- Legal fees. In 2022, legal fees increased due to policies and procedures update. House Bill 22 1137 was passed and stated that all associations needed to update their policies on dues and collections. Bray and Company performed this service on behalf of the association which has kept the HOA ahead of the curve.
- Parking fees. A member inquired about where parking permit fees are reflected in the budget. Bray and Company will investigate this accounting question and follow up with an answer.
- Towing Service. House Bill 22 1314 states that towing companies can no longer drive through and police associations. In order to perform towing services, the board or a committee member must do an inspection, provide 24 hours' notice to the vehicle owner, then they can tow. As an exception, vehicles parked in handicap spaces without a tag can be towed. A volunteer committee could tag vehicles and tow after 24 hours. Bray would charge \$75 to respond and tag a vehicle.
- Parking. Homeowners stated that there aren't enough parking spaces. Mark S replied that in order to change the garage rules, garage owners would need to approve an amendment for owners within the association and this is unlikely. He added that in the future, up to 10 spaces could be added near the trees, however, it could cost up to \$100,000.
- Pool. Homeowners expressed interest in access to Homestead's pool. Mark S informed the membership that the pool may be going away. In the event that Homestead paves the pool area for parking, the board would be interested in purchasing parking spaces. Bray will reach out to the Homestead board to see if this is of interest.
- Repairs. Mark S stated that traditionally, the big issues have been paint, landscape, roof, and sewer repairs. The last sewer repair was \$50K in the middle of winter; this was about 5 years ago. This land sits on a high water table.

There was a motion to approve the budget as it stands.

First motion: Kent Thompson

Second motion: Kathy Rehberg

1 proxy opposed.

The motion passed.

Annual Elections

There were no elections in 2023. Elections will be held next year.

Last business

- Mark S informed the membership that HOA Services Inc purchased the HOA division of Bray and Company. In the next few weeks, a postcard will go out to inform members of this change. With the change, new software will allow improved communications (via text, email).
- The board thanked Bray and Company for tackling the noise complaint that came from water. Mark reminded members to please let management know if you hear water pump noises because meters can be improved. Baker Services was helpful in resolving the issue.

Adjournment

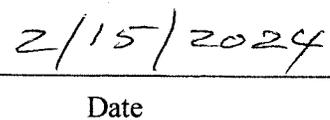
With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 4:04pm.

Motion: Kathy Rehberg

None opposed.

The meeting adjourned at 4:05pm.


Signature


Date

