

2023 ANNUAL MEETING MINUTES

The Glen at Horizon Condominium Association

November 1, 2023 @ 5:30pm – Bray Ed Center, 640 Belford Ave, GJ 81501
Meeting called to order by Christina Gordon – Glen HOA Board of Director President

- Meeting called to order by Christina Gordon – Glen HOA President
- **Attendance:**

Glen HOA Board	In-Person	Proxies Received
Christina Gordon - President	John Gordon	13
	Elizabeth Bartoszek	
	Nathan Nielson	
	Jasmine O'Conner	
	Kevin & Terria Roberts	
	Claudia Kellar	
	Sheldon Habiger	
	Harlod Blanton	
	Mary Gerou	
	Doug Oblak	
	June Bakios	
	Steve – TECO Corporation	
	The Reno Deprey	

- **Notice of Quorum Achieved:**
With Thirteen units present, 13 proxies received, quorum was achieved.
- **Introductions:**
Christina Gordon introduced herself as the present of Board members.
Due to Technical difficulties, zoom was not available.
- **Call to Order: 5:32pm**
- **Approval of 2022 Meeting Minutes**
 - Christina G requested a motion to approve the 2022 annual Meeting Minutes.
 - Elizabeth Bartoszek made the motion to approve.
 - Terria Roberts 2nd the motion
 - 2022 Annual Meeting Minutes passed unanimously.

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Old Business/New Business

- **Projects & Maintenance completed so far in 2023:**
 - 2 Roof repairs, due to flashing not properly installed when the roofs were replaced.
 - 2 Repair/replaced deck columns.
 - Concrete repairs (under warranty)
 - Gutters/downspouts cleaned; new gutter guards installed in area there are trees
 - Landscaping: Planted 25 bushes and 2 trees
 - Painted walkway steps (White)
 - Building 739 Glen Ct exterior repairs and painting
 - Handicap/visitor parking spots assigned.
- **New Business:**
 - Notified homeowners in 2024 747 Glen Ct building will have repairs and painted
 - Notified the Board will move Capital Reserves account to a higher interest investment account in order to earn interest on this account.
 - Considering added Capital assessment fee of \$250 new rentals.
 - Christina will have a discussion with Mark (HOA Services) on how to get this done.
 - Discussion regarding the Ash Trees:
 - Christina notified that we acquired a new contract to treat and trim trees with Alpine Tree Services in 2024
 - Slowly replace Ash Trees with guidance from Alpine Tree Service.
 - Christina will have a better plan and pricing at the 2024 Annual Meeting
 - Discussion to have the common area rocks refreshed:
 - Christina to obtain estimates.
 - Private road assessment:
 - Assessment in progress
 - Homeowners requested to install 2 speed bumps due to traffic and speeding
 - Discussion to repair/replace exterior lights as needed.
 - Christina will determine what lights are needing replaced.
 - Will obtain estimates as needed.

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- Discussion regarding the sprinkler system looked at behind building 739 Glen area
 - Lawn constantly has standing water
 - Christina will communicate this with Thompson Landscaping in Spring 2024
 - Discussion to have mosques spray on schedule in the lawn common area behind building 739 Glen and adjacent buildings.
 - Christina will connect with Mark HOA Services to get this on our 2024 schedule
 - Discussion and concerns regarding the Large Oak tree on top of hill behind building 715.
 - Christina to look into who is the owner of the large Oak tree and if it can be cut down.
 - Concern if it falls due to wind or rain it will cause damage to the buildings below
 - Discussion to expect to have expenses to repair/replace decks & deck columns in 2024
 - Christina explained that this seems to be a continue maintenance issue in 2023 and foresee it continuing in 2024
 - Plan on preventive maintenance prior to wood rot or further damages.
 - Discussion if there is a Rental occupancy % rate,
 - Christina will reach out to Mark (HOA Services) if this is something the HOA is able to enforce
 - Rules/regulations will have to be reviewed
 - Landscaping:
 - Concerns that Thompson Landscaping is trimming the bushes too short, Christina notified Josh with Thompson Landscaping on 11/9
 - Remove or trim tree away from building 767 #10 – Christina has notified Josh with Thompson Landscaping to take care of this on Monday 11/13
 - If homeowner would like to install bushes or trees at their expense, the HOA will pay for them to be planted as long as there is water supply
 - Overall everyone is pleased with Thompson Landscaping
 - Discussion on animal waste:
 - Christina as assured that this is being done every Wednesday
 - Overall everyone is pleased with this service and no other issues
 - Parking:
 - Everyone has noticed a huge difference with the parking rules that are in effect.
 - Christina explained the HB 22 1314 Colorado Law
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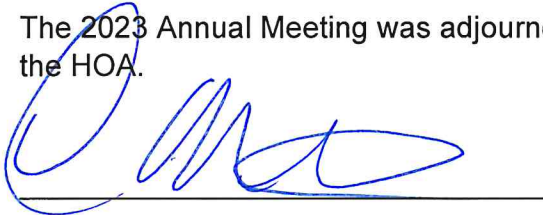
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2024 Budget

- Christina Gordon asked for a motion to adopt the 2024 budget
 - Two monthly budgets were proposed one at \$235.00 and at \$250.00
 - Christina G. asked who wanted the dues to remain \$235.00 per month
 - 12 members present voted to approve
 - 6 in proxy
 - 0 members presented voted
 - Budget passed as the majority of members present did not oppose
 - Christina G asked who wanted to increase the dues at \$250.00 per month
 - 0 members presented voted
 - 8 in proxy
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Adjournment

The 2023 Annual Meeting was adjourned at approximately 6:37pm by the President of the HOA.



Signature:



Date: