

2023 ANNUAL MEETING MINUTES

Thunder Valley Homeowners Association, Inc.

March 8, 2023, 4:30 PM || 640 Belford Avenue Grand Junction, CO 81501

In Attendance

Bray HOA Management: Mark Shoberg (referred to herein as Mark S)

Board Members: Danielle Minor, Kevin Bray, (Online: Julia Graddy)

6 Members present in meeting, 7 proxies, and Declarant Present

Quorum Pass

Meeting was called to Order by Mark 4:30 PM

Approval of the Previous Years Minutes

Motion: Drew Howerton

Second: Lucie Shelofsky

Motion passed, None opposed

Old/New Business

- Violations inquiries and what to do/process. HOA Mgmt. and the Board explained that owners need to send inquiries to HOA Mgmt. company and they forward to the board. Everyone follows the Covenant Enforcement Policy for such issues. Kevin recommended talking to neighbor first to resolve.
- HOA Management and the Board discussed the safety of several items brought to their attention by owners.
 - Children playing/riding/motoring-bikes on dirt hills; playing in puddles; on foundations; and other activities. Kevin Bray explained that No Trespassing Signs were installed in order for residents to contact law enforcement when obnoxious activities take place. Most issues will pass when construction is complete
- Snow removal started poorly. Amaesing was terminated and Pyramid was hired. The scope for services initially just included the PO BOX Cluster area, but was expanded to include entrances to the north. Mark S will work with the board to ensure the scope is accurate for all common areas.
- Irrigation Updates: A member asked for more information/communciation when water is down and restored. Board and HOA Mgmt agreed and will also offer text for those who opt in on updates.
- Trash has been an issue in the wash and surrounding/perimeter areas. Kevin will continue to address with builders. Dust is ongoing and a part of new construction. Will continue to mitigate, but will be an issue until the development is complete at unknown future date.

- Irrigation notice in the future to include owner guidelines for remove snow along their building envelope where there are sidewalks. The HOA does not remove snow from sidewalks appurtenant to homes... just common areas.

Budget

Owner asked why dues seemed high for Thunder Valley in comparison to other HOAs. Mark S explained that there are no easy comps among HOAs, but generally, HOAs that scale (have more owners) have smaller dues. However, even the largest HOAs in the valley that offer irrigation to the lot have higher than average dues because of the irrigation related expenses. Maintaining irrigation is expensive and Thunder Valley is among the HOAs that pays less annual dues than the majority of those comparable HOAs in the valley.

Motion: Janet Carper

Second: Drew Howerton

Motion passed. None Opposed.

Elections

HOA Mgmt. asked if anyone was willing to volunteer to serve on the board. No one responded. The current board agreed to serve again for 2023.

Kevin Bray

Danielle Minor

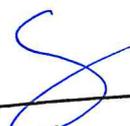
Julia Graddy

Unanimously approved. None Opposed.

Adjournment

With no further business, meeting adjourned at 5:32 PM

Motion: Kevin Bray; None Opposed.

X 

Signature

X 3/28/24

Date