

# 2023 ANNUAL MEETING MINUTES

## Wellington III Owners Association, Inc.

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March 30, 2023, 5:30 PM || 640 Belford Avenue Grand Junction, CO 81501

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### **In Attendance**

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

Members attended: Carl Feghali, Sharol Hernandez (for John Colosimo), Dr. Marshall Steel (4 units), David Noffsinger (2 units)

Proxies Received: Allen Gray (2 units)

With 8 units represented in person and 2 proxies received it was announced that Quorum Pass

Meeting was called to Order by Mark S. at 5:30 PM

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### **Approval of the Previous Years Minutes**

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Motion: Carl Feghali

Second: Dr. Marshall Steel

Motion passed, None opposed

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### **Old/New Business**

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Mark S opened the discussion for old and new business

- Mark discussed some maintenance projects that were completed including:
  - that building had been painted and touched up last year
  - Redirected water to get it away from the building
  - Re-bricked areas of the HOA
  - Installed UV light air filters
  - Repairs to the parking lot
- The question was asked if the board wanted to install curbing by sidewalks due to over parking
  - The board discussed and decided to take no action on this item.
- Discussion that GJPD did a security/ walk through
  - Discussion on lighting in the parking lot
    - Could look at changing lights to higher tech lights
  - Discussion on Camers for parking lot
    - Mark S discussed that it would only be worth it if big money is spent
    - Could look at dummy cameras

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## Budget

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Mark S. opened the discussion for the 2023 budget.

- Mark S. discussed that if you look at the 2022 budget the biggest line item to note is the reduction to the repair and maintenance costs.
  - Biggest project was the UV light system that is supposed to kill covid.
- Discussion on current cleaning company
- Discussion on HOA Services INC. taking over management.
  - New address 607 S. St, Grand Junction, CO 81501
  - New office number 970-812-3192

Motion: Sharol Hernandez

Second: Carl Feghali

Motion passed. None Opposed.

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## Elections

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Mark S. opened the discussion for the 2023 elections. Sharol Hernandez's term is not up until 2025.

Both Carl Feghali and Dr. Marshall Steel agreed to sit on the board for another 3 years.

Unanimously approved. None Opposed.

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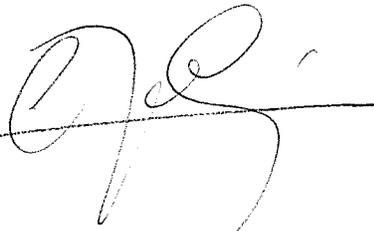
## Adjournment

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- Discussion on exterior paint possibly needing touched up because the wood was so dried out.
  - Management will get a Bid.
- Discussion on permanent ladder that was added to the roof.
  - Code dictated.

With no further business, meeting adjourned at 5:58 PM

Motion: Carl Feghali; None Opposed.

X 

Date: March 12, 2024