

2023 ANNUAL MEETING MINUTES

Wine Valley Estates

December 11, 2023 @ 3:00 PM. – 640 Belford Ave

In Attendance

Proxy

Management

Board of Directors:

Lori Curtis (zoom)

Kris Martsolf

Laura Hutchins (zoom)

Kat Reed (Zoom)

2 Proxies received

Members:

Howard Roney

Neal Austin (zoom)

Jesse Royster (zoom)

Alex and Erica Rockensock (zoom)

Michael Farrell

Kevin and Melissa McDaniel

Lisa Huff

Mary Cowan

Mark Shoberg

Cayce Haren

Rebekah Webb

Mark Shoberg of HOAServices. Called the Meeting to Order at 3:00 PM

Twenty percent or 7 Units are required to achieve quorum. Quorum was achieved.

Approval of Minutes

Mark S asked for a motion to approve the 2022 minutes:

1st Motion: Laura Hutchins

2nd Motion: Kris Martsolf

None opposed. The 2022 minutes were approved.

Old and New Business

Mark S. Opened Discussion for Old and New Business

- The board didn't have anything to discuss
- The community didn't have anything to discuss

Budget

Mark Shoberg opened discussion on the proposed 2024 Budget.

- Discussion on dues increasing to \$66.00 per month.
 - Increase in landscape contract.
 - Past expenses on pump and system
 - Management fees increase due to inflation.
- Discussion on common area that is on the southern end of the community that is not being maintained.
 - Owner expressed concerns.
 - Board stated that hired a contractor and that they did not do the work that they were hired to do.
 - HOA then ran out of budget to complete.
 - Mark explained that he has gotten bids, but they are exponentially higher. There is not enough money in the budget due to how expensive it is.
 - A special assessment has been discussed in the past.
 - ***** it was noted that the irrigation system eats up a lot of the HOA funds.
 - The question was asked how the HOA paid for the work that was done.
 - Around \$1,000.00 for rock and weed barrier.
- One owner asked why landscaping costs have gone up around \$5,000 over the last 3 years?
 - Mark S explained that costs overall have gone up including landscaping costs by around 25%.
 - When we started management, the HOA was working with one of the cheapest landscapers.
 - We have bid out the landscaping contract every year.
 - Now the HOA is working Swansons, and you get what you pay for
 - These are real landscaping costs.
- One owner questioned unpaid dues and if there is anything else that the HOA can be due to collect them.
 - Mark S explained that we follow the HOA's Due Collection policy based on HB 22-1137
 - There are three owners that are delinquent on dues and the one owner does have a lien on their property.
- Discussion on the costs for the landscaping contract and increases
 - One owner brought up that they had concerns about the cost of landscaping contract.
 - Mark S explained that the contract is a 9-month contract. They start with spring cleanup in March and end in late November or early December.
 - Board expressed that they were in constant contact with Swansons over the summer.
 - This company does it all both landscaping and irrigation
 - One owner asked if the board questioned the increase when they saw it.
 - The board responded that yes, they did.
 - Lori on the board discussed that they have done a lot to get a good irrigation company.
 - Laura on the board stated that she had not seen Swansons since October
 - The question was asked if the HOA was paying for November and December
 - Mark S explained that some landscapers break out their contracts over 12 months to pay themselves during the off season.
 - Swansons Is a 9-month contract.
 - 2024 contract is already signed and in place.

- One owner asked what landscaping costs are for and what the Irrigation System costs are for in the proposed budget.
 - Mark S explained the landscaping maintenance contract for \$9,500.00 is for leaves, weeds, maintenance of the common areas. The Irrigation System \$5,800.00 is budgeted for repairs of irrigation system. If this is not used it stays in the operating account.
- The board discussed that they make budget decisions they keep it fair for the community as they know that several community members are on fixed incomes and that everyone is hurting in this economy.
- One owner expressed that they feel that the repairs being made to the pump are just Band-Aid fixes. As the pumps were down a lot this last season
 - Mark explained that one of the pumps was down this last summer and that all repairs are being completed correctly and properly.
 - Mark S explained that this was a bad year and there were lots of issues and repairs.
 - Mark S also explained that Swansons worked with the community, and manually turned on the water during repairs so that owners would get water.
- Discussion on sediment traps
 - Vaults and ponds. If you have to put one, they can 20-40K.
 - HOA does not have the money.
- One owner suggested that we increase the landscaping costs and services by only 12% rather than the current 20 to 30 percent.
- One owner asked if there had been a discussion on getting rid of the HOA irrigation system.
 - Mark S explained that this HOA is an irrigation HOA.
 - Based on the declarations there is a common irrigation system with water shares that the HOA is obligated to maintain unless 67% of the community members vote to get rid of that irrigation system.
 - This is a hard task to do and would be anywhere between \$3000 and \$5000 due to legal costs.
- Discussion on 2024 landscaping contract
 - Board accepted contract and it is already signed and in place.
 - Can look at eliminating services from the contract for 2025.
 - A few owners believe that the contract should not have been accepted and signed before the annual meeting.
 - Mark S explained that per the Bylaws this is the board prerogative and why they are elected.
 - The question was asked if the landscaping contract can be renegotiated for 2024.
 - Mark S explained that we honor our contracts.
 - We can ask to renegotiate but it would be in bad faith.
 - 2024 contract is the lowest that Swanson's could do.
- The question was asked why we pay so much and do not have winter maintenance like snow removal.
 - Snow removal is an extra cost.
 - Owners are responsible for sidewalks in front of their houses.
 - This is a city ordinance.
- The question was asked whether the HOA could have different contractors for landscaping and irrigation.
 - Mark S explained that Swansons will only do irrigation if landscaping is included.
 - Ron Davis is teaching techs on irrigation systems that he built.
 - Board expressed that it would be detrimental if they lost the Swansons contract.

- Kat Reed discussed how she has seen what we have been through with the techs and that she is not thrilled with the increase either, she discussed evaluating to see what can be done about the pumps. In addition, she proposed weekly slash biweekly services for 2025.
 - Mark S discussed that at the end of the season the board can look at changing the scope for the landscaping contract for 2025.
- Discussion on how the budget of \$5800 for irrigation system maintenance/repair came to be.
 - Based on trend averages
 - Roughly \$5000 in repairs
 - If not used it sits there
- The question was asked where the \$10,636.93 came from on line-item Irrigation System Maintenance/Repair for 2023
 - Mark explained that was paid out from the operating account.
- The question was asked \$66/month was determined.
 - Based on the number of owners
 - The question was asked how many owners are paying |
 - Thirty-two owners in the association
 - Three not paying.
 - Twenty-nine owners pay regular.
- Discussion on future dues if we increase the dues now.
 - Can motion to reduce dues in the future.
- It was noted that if the dues do not increase then the HOA is losing money.
 - If there is an emergency, it could mean a special assessment.
- One board member asked if we could get a bank account that will make some interest.
 - Mark S talked about how Alpine has a 3% money market account.
 - If the board wants to move their banking to Timberline, they have a 4% interest account.
 - Current board (Lori Curtis, Kris Martsof, Laura Hutchins, Kat Reed) approved moving the HOA funds to Timberline.
- The question was asked if we can just accept or reject line items.
 - Mark S explained that only the board can change line items.
 - Mark S recommended to adjust (landscaping) contract for 2025.
- The question was asked when the landscapers start writing contracts for the next year.
 - Mark as explained that they start writing contracts in October.
 - One owner asked if we could move the annual meeting to discuss contracts before they are signed.
 - community agreed to move the meeting to the first ten days of October for 2024

Mark S. asked for a motion to approve the 2023 budget.

1st Motion: Laura Hutchins

2nd Motion: Mary Cowan

Then voted to approve. Four voted to disapprove.

Budget passed and will be effective January 1, 2024

Elections

Mark S. opened the elections with three board seats opened. The secretary, treasurer, and vice president board seats are open. Since more than three people were willing to serve on the board a secret ballot was cast.

- Willing to serve on the board for a 2-year term.
 - Laura Hutchins
 - Kris Martsolf
 - Howard Roney
 - Neal Austin
 - Kevin McDaniel
- Elected to the board by secret ballot.
 - Howard Roney
 - Neal Austin
 - Laura Hutchins

Adjournment

Discussion on street light being out.

With no further business to discuss, Mark S. asked for motioned to adjourn the meeting.

Mary Cowan motioned to adjourn.

All present approved.

The 2023 Annual Meeting was adjourned at 4:56 PM.



Signature

10/15/24

Date

