

2024/2025 ANNUAL MEETING MINUTES

Coventry Club HOA

October 24th, 2024, 3:00PM – Bray Educational Center @ 640 Belford Ave., Grand Junction, CO 81501
The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:01 PM.

In Attendance

Angela Hildebrand
John Curry
Judith Kelley
Currey Ventling
David Wallen
Five Talents LLC (2)
Nelta Rupe
Randall & Beth Pifer
Robin Gemoya
Mark Shoberg

Proxies

8 proxies
received.

Management

Mark Shoberg HOA
Manager
Rebekah Webb HOA
Agent

ZOOM:

Edgar Ramos
Jessica Ahumada-Martinez
Matthew & Joy Bohling
Sydney Brocato
Thomas Castrigno: Guyot Properties LLC
Tiffany Bird

With 8 proxies received and owners from 25 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager
Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Edgar Ramos, HOA President
Angela Hildebrand, HOA Secretary
Robin Gemoya, HOA Board Member
David Wallen, HOA Board Member

Community member introductions.

Approval of 2024 Minutes

First motion: Beth Pifer
Second motion: Judith Kelley
None opposed.
2024 minutes were approved and signed by Angela Hildebrand.

Old or New Business

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- Mark opened the floor to the Board Members to discuss Old and New Business.
 - Mark from HOAServices spoke had about the trimming of trees and shrubs around the buildings which is happening today 10/24/24.
 - The board was asked to discuss the loan for the siding project and the potential dues increase.
 - The HOA discussed the need for siding replacement and the potential for a loan to finance the project. They considered various options, including a 10 or 15-year mortgage with a fixed rate for three years and an adjustable rate thereafter. The HOA also discussed the possibility of painting or replacing doors and sheds, with the decision to be made by the Board.
 - The HOA recommended a product from All Side, which has a lifetime warranty and is more maintenance-free than other options. The estimated cost for the project was \$400,000.00, with the loan to be approved by the members and final say by the Board. The timeline for the project was estimated to be around 4 to 5 months, with the work to be done during the winter. One of the bids comes with gutters.
 - Discussion about the upfront Special Assessment Payment Option.
 - The HOA discussed the possibility of paying the special assessment upfront to avoid future dues increases. The Board has already approved this option, and if a homeowner pays the \$7,900 per unit upfront, they will not be impacted by the special assessment.
 - The HOA also clarified that the special assessment would be broken out separately in the budget and on statements, and that the regular dues would remain at \$225.00 per month.
 - The HOA also explained that the special assessment would be included in the increased dues, but noted separately, which would be adjusted by the homeowners themselves.
 - HOAServices will reach out to owners who wish to pay the special assessment upfront, and they must notify the HOA within 30 days.
 - Discussion about the adjustable-rate mortgage loan risks.
 - The meeting discussed the terms of a loan agreement, specifically focusing on the adjustable-rate mortgage (ARM) and the potential risks associated with it. The participants agreed that the loan has a 3-year fixed rate, after which it adjusts to the market rate. The participants also discussed the risks of prepaying the loan if interest rates decrease, and the potential for future dues increases. The conversation ended with the understanding that the loan agreement carries risks, and the board would need to make decisions regarding future dues assessments.
 - Discussion continued about the reserve fund and loan carrying costs.
 - The HOA discussed the proposal to move funds into the reserve account, with a focus on the cost of replacing the parking lot and siding. The board agreed that they could only afford to replace the siding at this time, but they would need to build up the reserve fund for future projects.
 - The board decided to move any excess funds from the operating account into the reserve account by the end of the year, which was estimated to be around \$10,000.
 - HOA and Tom discussed the management of loan payments and reserve funds. HOA clarified that the Management Company would handle loan payments and reserve funds, with the Board's approval.
 - Discussion of the Delinquent Homeowners.
 - There was also a discussion about the three owners who were more than 90 days behind on their payments, totaling around \$18,000.

- The HOA discussed the process of handling non-paying unit owners, including legal actions and potential foreclosure. They explained that the HOA pays upfront for legal fees, which are then added to the owner's ledger. If the owner doesn't respond, the HOA can pursue foreclosure, which costs around \$4,500. The HOA is in the priority position to receive money owed from dues, arrears, and legal fees. The HOA also discussed the possibility of a unit being sold or the owner declaring bankruptcy.
 - Discussion of the Building Color Options.
 - The HOA discussed the selection of building colors, with the board deciding to offer four color options to the owners. The owners will then vote on their preferred color, with the possibility of having two buildings of the same color. The HOA also discussed the possibility of allowing variation in front door colors but decided to table this issue for future consideration.
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Budget

- Mark of HOAServices opened the meeting to the Board to discuss the Budget.
 - The discussion revolved around the terms of the dues, with a 10-year term costing \$300 a month and a 15-year term costing \$280 a month. The HOA also mentioned the potential savings of \$47,000 in interest if they opted for the 10-year term.

Discussion/2025 Budget Review

Motion to proceed with a Special Assessment in accordance with a 10-year term Loan for \$400,000.00. from Alpine Bank.

First: Angela Hildebrand

Second: Judith Kelley

YAY: In-House: 8; Zoom: 3; Proxies: 2 = 13 YAY

NAY: In-House: 1; Zoom: 1; Proxies: 3 = 5 NAY

The HOA Homeowners Approves 10-Year Loan Term

The HOA discussed and approved a 10-year loan term to save approximately \$47,000. The loan would increase dues to \$300 a month, effective Jan. 1, 2025. The decision was made with a majority vote of 13 to 5. The loan is a lump sum on a line of credit, and any unutilized funds can be returned to the bank without penalty. The HOA also discussed the possibility of splitting the draw for the loan, but this was not confirmed. The loan is expected to take 4 to 6 weeks to close, and owners will be notified about the specifics.

Elections: No Elections 2024.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:27 pm.

Motion: Beth Piper
2nd: Judith Kelley
None opposed.

The meeting adjourned at 4:27 pm.

Dennis W. Walker

Signature

5-14-2026

Date