

2024 ANNUAL MEETING MINUTES

Grace Park 1 Filing 1 Association

Tuesday November 12th, 2024, 4:00pm – 640 Belford Ave Grand Jct. CO 81501
The meeting was called to order by Mark Shoberg from HOA Services Inc at 4:00pm.

In Attendance	Proxies	Management
Carl Feghali (5 Units) (Zoom)		Mark Shoberg HOA
Jim Snyder	<u>0</u> proxies	Manager
Kim Searcey	received.	Rebekah Webb HOA
Kailey Shabelski (Zoom)		Agent
Stephen Duncan (Zoom)		Nicholle Machen HOA
		Agent

With 0 proxies received and owners from 9 units represented; quorum was achieved.

Introductions

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

The Board introduced themselves:

Dr. Carl Feghali, HOA President
Jim Snyder, HOA Vice-President
Kimberly Searcy, HOA Secretary/Treasurer

Community member introductions.

Approval of 2023 Minutes

Discussion from the board concerning the process of approving the minutes. Jim Snyder requested a more detailed draft of the minutes. Mark asked if there was an amended or revised version of the minutes to approve. With no specifics, Mark explained that after the Annual Meeting, usually within a week or so, the board is sent a draft copy of the minutes to review and normally the board makes revisions at that time. Then those minutes are posted online in draft form until the current meeting. Unless there is a specific mistake or correction needed for the minutes at the meeting, they are voted on and the signed/approved minutes replace the drafted minutes. Jim asked for the statute in CCIOA that requires making the minutes available publicly. Mark requested an action item for the team to follow up with the board and requested a motion to proceed with approving the previous annual minutes.

First motion: Kimberly Searcy

Second motion: Carl Feghali

One opposed.

2023 minutes were approved and signed by Kimberly Searcy.

Old or New Business

- Old and new business opened to the board and then the members:
- Directors requested: HOA Services provide the current status of the loan to the board members, i.e., pay off date and current amount owed.. Please provide for each unit what the cost would be for payoff.
- Members discussed filling the potholes throughout the parking lot. HOA Services will provide bids for cold patches that usually last 1 year. (Winter) and Hot patches (Spring) to resolve these issues.
- The board also discussed having hard copies on site of the meetings of last year's minutes for approval. They do ask that this is also sent with the annual meeting packets by email.
- The board discussed what the Liaison/Non-Voting member's role is and asked about the activity of the person elected to that role. HOAServices has not received any communication from that director. The liaison is meant to be a director in training to learn the business/operation of the HOA with the goal of one day serving on the board as a voting director.

Budget

- The board members asked if the outstanding bills they had from the previous budget were paid, HOAServices confirmed they have been paid.
- The members discussed the pest waste charges, and how there were none proposed for 2025. It was explained to the members that the state of CO does not want to see fees/fines projected in the future as income for the HOA.
- The members asked If they were able to get the pet waste charges removed, and strictly move them to fines. The HOA explained the only way to do that is to target specifically the homeowners with pets. This can be complicated to serve a violation as the homeowners have a certain amount of time (72Hrs) to correct the violation. Also, proving which dog/owner is violating the covenants is very difficult and can be disputed by the owner easily.

Discussion/2025 Budget Review

Motion to approve the budget for 2025 as drafted.

First: Jim Snyder

Second: Kimberly Searcy

1 Opposed.

Budget is approved.

Elections: No terms expire in 2024

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 5:02pm.

None opposed. The meeting adjourned at 5:02pm.

Signature

Date

Dec 2 2025