

2024 ANNUAL MEETING MINUTES

Mesa Estates HOA

November 20th, 2024; @ 5:00PM, Chipeta Gold Course; 222 29th Rd., Grand Junction, CO 81503

The meeting was called to order by Mark Shoberg from HOA Services Inc at 5:16PM.

In Attendance	Proxies	Management
Sandra Geer		Mark Shoberg HOA
John Vigil		Account Manager
Elizabeth (Betsy) Radca		Rebekah Webb HOA
Brenda & Terry Anderson		Agent
Michael Andrews		
Sherilan Andrews		
Ronald (Ron) Bailey		
Jessica Baldwin		
James Bliese		
Roanne Bradford		
Michael & Angela Classen	<u>11</u> Budget	
David Demott	proxies	
Justen & Michelle Duysen	received.	
Elliot Contracting Inc.	<u>60</u> To	
Rex Garnes	Amend the	
Lance Harris	CC&R's	
Christine Jesse	proxies	
Sherron Kilgore	received.	
Kim & Gretchen Kimmerle	<u>22</u> To Amend	
Mary & Leonard Lane	the By-Laws	
Mark Lewis	proxies	
Carolyn Maley	received.	
Ken Modellmog		
Maurice & Rosita Moore		
Priscilla Peterson		
Valerie Pulsipher		
Susan and Lee Ray Smith		
Charles Smith		
Beverly Spevere		
Jerry Stevens		
John & Marianne Tufts		
Don & Anita Wagner		
Amy Baker Proxy for Pat Tucker		
Lizabeth Beerman		

With 11 proxies received and owners from 56 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:

Sandra Geer, HOA President

John Vigil, HOA Vice President

Elizabeth (Betsy) Radca, HOA Board Member

Approval of 2023 Minutes

First motion: Sandra Geer

Second motion: Jerry Stevens

None opposed.

2023 minutes were approved and signed by Sandra Geer.

Old or New Business

- The board was invited to introduce any old or new business for discussion.
 - Sandra Geer discussed the CC&R's and By-Laws the board and HOA Services has been working on for over a year. There were a lot of duplications; verbiage in the CC&R's that belonged in the Bylaws and vice versa. The CCR's are the governing documents (rules) for the HOA community while the Bylaws govern the Board. The Board reviewed the new laws that were passed by the State of Colorado Legislature, (Colorado Common Interest Ownership Act), as well as the City of Grand Junction, Mesa County, and Federal laws. We worked with our lawyer for the proper verbiage. They are now current with all laws.
 - Trees and Shrubs in the common areas. We have identified some trees in the common areas that are affected by beetles and disease. These will be removed in January/February. We also plan to start an **Annual Homeowner Landscape Cleanup** where we will work together to trim and maintain the landscape. Larger items requiring equipment will be handled professionally. In addition, we will discuss a 3–5-year plan to reduce turf areas along the frontage road at our next meeting, aiming for a more attractive and water-efficient community.
 - We also stated that we would like to have a Landscape Committee. This committee would review the current plant materials and make recommendation to the board. We will be accepting volunteers to serve on this committee.
 - **Water Filter & Irrigation Maintenance** As we winterize the system, it is a good time to clean your water and sprinkler filters.
 - **Sidewalk Repair:** We have identified areas that needed repair and have requested the City of Grand Junction to address them. We also contracted a local company to fix uneven sidewalks in the park and install expansion joints where needed.
 - **Pond Maintenance:** A leak in the pond has been successfully repaired, maintaining a consistent water level this year. Thanks to John's work with other water users, this was done at a minimal cost.
 - **Irrigation Repairs:** Our 20-year-old irrigation system has required several repairs this year, and John has worked diligently with Thompson's to complete them. Homeowners will be charged for repairs that are their responsibility.
 - **Irrigation Access:** The HOA has a legal right to access properties for emergency irrigation repairs through a legal easement. We make efforts to contact homeowners, but if access is denied, we will proceed with repairs.
 - **Irrigation Start-Up & Shut-Down:** We notify homeowners in advance of scheduled irrigation maintenance. If gates are locked and the contractor must return, homeowners will be charged for the additional visit and related costs.

- **Water Shortages:** Grand Junction, Colorado is experiencing water shortages due to a number of factors.
- **Climate Change:** The region is experiencing a drought and rising temperatures, which are causing the snowpack on the Grand Mesa to diminish.
- **Colorado River Basin crisis:** The Colorado River Basin, which provides water for seven US states, Indian tribes and Mexico, is facing a water crisis due to climate change, drought, and over allocation of resources. The river's flows have decreased by 20% over the last century, and scientists predict they could drop by 31% by 2050.
- **Population growth:** The Western Slope of Colorado is experiencing population growth, which is putting more pressure on water availability.
- **Storage of Trailers/Campers:** In residential zones, Recreational vehicles are allowed on the street or public right of way for up to 72 hours for loading and unloading only. Individuals cannot stay overnight in the recreational vehicle. No slides out because it causes traffic issues. Steps: once you are done, please put your steps away.
- John Vigil discussed resigning from the Board this year. He has been treated terribly by the community. He is being told that he must do all this work for the community, but he is not a hired hand. He lives in the community, and he is doing all the work he does for the community because he loves and cares about it. This community needs to appreciate what you have before you lose it.
- Mark now opens the meeting to the community.
 - Rex, a ME homeowner, would like to discuss the questions he had about the board. He appreciates that the Board did respond back. 1st was about the Pond: Cat tails are causing a lot of issues. The Roots are blocking the egress to the pond and flooded all the way up to the driveways on Trevor Mesa. You can remove cattails, and it is not illegal. 2nd: Level of the silt: How much is the build up? Are we prepared for this? 3rd: The liner is not a Hazmat issue, but it is a cost issue to have the silt vacuumed and not dredged because of the liner. 4th: The funds in the reserve will not be enough to afford this clean up. The interest will not drive the reserves either. Special assessments might be needed but could be very ugly. I like the committee idea, but I am too old to be a part of this, but as a community we need this. Mailbox lights for safety reasons. About \$1,200.00 for this. Be aware of these things and plan.
 - Tom, a ME homeowner wanted to discuss the Ditch rights. This includes a Ditch Rider to clean up. They spent a lot of time 2 years ago doing that. John should not have had to go out there every day to clean up. If we pay for it, then they have to come out and clean it up.
 - John V. responds about the ditch: You are right Tom, but that is only the main ditch. The ditch that faces the subdivision is the HOA's responsibility to make sure the water is running to our subdivision and feeds 2 other subdivisions. The reason you have seen me out there every day is because this year it has been extremely trashed. I have seen pigs and racoons in our ditch. The ditch rider does go out 2 or 3 times a day. They are trying to keep up with budget; employment, and wages that have risen.
 - In Mesa County, Colorado, "ditch rights" refer to the legal right of a ditch company or water user to access and maintain an irrigation ditch that runs through private property, allowing them to access the ditch for necessary maintenance and water delivery, typically established through a recorded easement or historical use, meaning the property owner must allow the ditch company to enter their land to operate and maintain the ditch, while the ditch company must respect the property owner's rights to use their land as well; if there are any disputes, it's crucial to consult with a legal professional familiar with Colorado water law.
 - Sandra: Orchard Mesa Irrigation is legally responsible for delivering the water to the headgate. Anything beyond the headgate is the responsibility of the water user.
 - Ron stated that they come out when there is a problem.

- CC&R's Discussion: Ron agrees with it, and it is very beautifully written. He suggests approval of this new CC&R's.
- Motion to move with the new CC&R's Ron Bailey; 2nd: Michael Andrews.
- Collection of the proxies. We will give the final count to the board in a few days.
- YAY: 60. The CC&R's do not pass to be amended. This does not meet the 67% of all Homeowners.
- Discussion of the By-Laws:
 - Homeowner: Michael Andrews: when he first received the notification of the change in Bylaws he felt pressure. There could have been other ways this was handled. He wanted to see the comparisons. The old edition to the newer marked up addition.
 - Mark has been in the process of this on day one. The cost was around \$1,600.00 to send out the documents.
 - In the Bylaws you can update them at a meeting for that specific purpose; a majority of quorum can vote and can make that decision.
- Motion: Kim Kimmerly; 2nd Michael Claussen.
- YAY:36; NAY: 4. This does pass. Over Majority of quorum.
- Tom opened the discussion with the bids on the landscaping, how many did you get?
 - Sandra stated that we went with Thompsons. The landscaping was not bid out this year.
 - Why do we sell signs to homeowners for the landscapers not to touch their property and we are still using them? The question is why does the board go back to the same company that does nothing?
 - Mark S. responded: we work with about 25 major landscaping companies, and mom and pop companies that do not know how to deal with big HOA's.
 - Sandra responded: last year we got a competitive bid. The 1st company we looked at was cheaper, but it did not have snow removal, and the reviews were also not good. The company that bid did not check all the boxes. This year we looked at how much is it going to go up: it went up about \$1,000.00. We thought that was more than reasonable. With rates going up and lack of employees, every company is having issues with employees. Whatever we ask of Josh he does everything to help our HOA. I do not want them to spray my yard because I am allergic and so are my dogs but that is on me.
 - Justen a homeowner at ME discussed the terrible job that Thompsons is doing in their yard. His weeds keep coming back taller than his bush. They are not doing anything right.
 - Thompsons has a contract for 2025. By-Laws state that the Board conducts this business. This is not a homeowner vote.
 - HOA Board understands and hears you. Before the contract expires, the Board will solicit bids.
 - We all live in the same subdivision. Instead of complaining, try to help each other out. It is hard to discredit this information when it is based on absolutely nothing.
- Mark and Sandra discuss the letter that was handed to the board this evening before the meeting started.
 - Mail being delivered to the wrong lock boxes or to their home; this is a USPS issue not the HOA or HOAServices. You will need to contact the United States Postal Service for this.
 - Question about "Developer Established" back yard landscaping and Irrigation? Does the Board need to approve a backyard landscaping or irrigation change due to the anticipated water shortage?
 - As per Sandra: only if it is visible from other properties then yes. CC&R's Article 7: Land use and other restrictions: 7.1 – 7.28 (e). Please see www.hoaservicesco.com. Search for Mesa Estates HOA. Click on Governing Document's; click on Covenants, Conditions & Restrictions. Example: Plant a row of trees along the fence as wind breaks; I asked for approval; and I got it. If Homeowners are going to see it, it will need to be approved.

- Screened in porch; it was denied because the irrigation box needed to be moved. I found a module that you can run with your I-pad. So I again made the request and it was approved.
- Renter had rolled up blinds in the back yard. Because other owners can see it, they had to submit an ACC request, and it was approved.
- If more water zones are being added to the back yard, then that does not have to be approved?
- As per Sandra that is ok.
- Will the HOA allow a lot of owners to disconnect a Zone Valve in their lot that controls a zone in an adjoining lot, thereby causing an affected lot owner to dig up and modify or add to existing established irrigation lines to service the disconnected zone?
- As per Mark S., you do not have the right to disconnect that line that will impact the other homeowners down the line in that zone.
- Sandra: That could lead to a lawsuit as it had in the last subdivision that I was the HOA President.

Budget:

- Mark opened discussion to members of the community for the Budget.
 - Ron a Homeowner at ME would like to talk about a few points on this Budget. He believes that staying at \$75.00 a month in dues will not help the community and proposes another amount.
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Discussion/2025 Budget Review

Motion to approve ratified budget for 2025 @ \$80.00 a month.

Motion: Ron Bailey

Second: Michael Andrews

Vote: This was rejected: 28 to stop \$80.00 a month.

Motion to approve ratified budget for 2025 @ \$85.00 a month.

First: Tom Labine

Second: Maurice Moore

YAY: 28; NAY: 5

Budget is approved.

Any money that is not spent sits in your operating account.

Elections: Mark S. opens the meeting for nominations to be on the board.

*Lizabeth Beerman sent in a letter to request a seat on the Board. She owns a property on Love Mesa. On the Board in Summer Hill Subdivision by the airport. Corporate America; Business for years. Budgets and many of the subjects you mentioned this evening I have tremendous experience with Landscapers and Budgeting and reporting back so a single person does not have 600+ emails a day. I do have experience with Ditches and know them more intimately than I would like.

2 Positions open.

Self-Nomination: Lizabeth (Liz) Beerman

2nd: Sandra Geer

No one opposed.

Welcome Liz to the Board.

Self-Nomination: John Vigil

2nd: Sandra Geer

No one opposed.

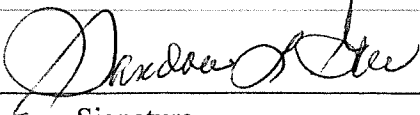
Welcome back to the Board John.

Positions are determined by the Board. The Board will get together with the new directors on what the terms are, the length of them and fulfilling that and what the position is.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 6:47 pm.

The meeting adjourned at 6:47 pm.



Signature

1/15/2026

Date