

2024 ANNUAL MEETING MINUTES

Sundance Village HOA

February 15, 2024, 3:00pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)

The meeting was called to order by Mark Shoberg from HOAServices at 3:01pm.

In Attendance	Proxies	Management
Kent Thompson Cary Perino Britta Acord Maria & Robert Knight Miranda Smith	<u>5</u> proxies received.	Mark Shoberg, HOA Manager Cayce Haren, Assistant Manager (Zoom) Rebekah Webb HOA Agent

With 5 proxies received and owners from 6 units present, quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOAServices Manager.
Cayce Haren introduced herself as HOAServices Assistant Manager.
Rebekah Webb introduced herself as HOAServices Agent.

The Board introduced themselves:
Board Member- Kent Thompson
Board Member- Cary Perino

Approval of 2023 Minutes

There was a motion to approve the 2023 minutes.

First motion: Kent Thompson

Second motion: Cary Perino

None opposed.

2023 minutes were approved.

Old and New Business

- Open to Board 1st and nothing to discuss.
- As per Mark, No painting this year and No major Xeriscape for 2024.
- Discussion of Homeowner mentioning neighbor-to-neighbor issues.
- HOA Manager states all discussions must be HOA related. No more discussions of neighbor-to-neighbor issues.
- A homeowner expressed concern about outdoor lights. Some owners do not like them blaring in their windows. Also, two lights are out by the dumpsters and Mailboxes.
- Mark S stated HOA lights are Dusk to Dawn and some homeowners have personal lights that they control on/off. Requesting map drawn of the exact position of lights and we will put in a work order to get those fixed/replaced.
- A homeowner expressed concern about the grass that was removed from Building 11 or 12 (623), and it was replaced by BIG rocks. It is exceedingly difficult to walk over the big rocks. Can they add steppingstones or flag stones to make it easier to walk from the sidewalk to the parking area?
- Mark stated if the board approves, we can get some steppingstones.
- The homeowner asked why they decided to remove all the grass and go xeriscape?
- Mark replied water. One of the issues was to reduce expenses but also building 623 kept flooding. You are at a high-water table there and the crawl space kept filling up with water. We tried to get sump pumps but with heavy storms it kept flooding. The additional sprinkler water impacted that area as well, so we removed all the additional things that caused the flooding and went xeriscaping and we have not had a flood since.
- How have the big and beautiful trees watered since the sprinkler water and drip lines have been removed?
- Mark stated that since you have the highwater table there that digging down 2 ft there is water. The trees are thriving. The roots are soaking in all the water.
- The goal is that we will continue xeriscaping as the budget allows and as the city allows. State legislators want us to xeriscape because we live in the desert, they are all about xeriscaping. The city still has these old ideas about x-number of trees, shrubs, and grass, but they are changing.

Discussion: 2024 Budget Review

- Homeowner asks about the collection or amount they collect for the dog owners?
- Mark asks Cayce to check the Pet Policy and how much renters charged per month.
- Homeowner states that 200\$ does not count for dog removal. Last year the HOA Pet Fee was \$430 in 2023 and now \$200 in 2024 why is that?
- Cayce states it is 10\$ a month for only owners.

- DORA (Colorado Department of Regulatory Agencies) sent out communication to HOAs. They do not want to see fines, fees, violations, anything that is a policy that is counting on violating someone in the future. Dora does not want to see that in the proposed. One owner with a dog just moved out so the amount in the budget was just reduced.
- Homeowner states that she does not recall seeing anything about letting HOA Services or the HOA know that a/her tenant has a pet. She does not agree with having a pet in her unit and her tenant does not have one. How do owners know that they can collect the money for that pet?
- Mark states that Sundance Village has had a pet policy since 2011. Owners are allowed to have pets but must follow the Pet Policy and Procedure. Renters are not allowed pets unless they are ESA (Emotional Support Animal) or SA (Service Animal).
- Homeowners are discussing dog waste and how bad it is. Owners are not cleaning up.
- Mark states if the dog waste is bad in the area just let us know with pictures as proof and we will send out the waste company to come clean up. Everyone in community is walking dogs and pooping everywhere.
- There is a huge new apartment complex to the east of them. The dog waste is only going to get worse. They are taking about 3,000 new units in that area in the next 5 years.
- Where are these Investors coming from?
- Most are coming from out of state. Forbes wrote an article that ¼ of rental, single family homes, condos, and apartments are all being backed by individual investment firms and not owners. Huge investment firms with billions of dollars into it. They are targeting small towns like ours across America.
- Homeowner is speaking about the issues with parking.
- Mark states that there will always be an issue in Sundance Village. You have 32 parking spaces for 64 owners and most people have more than 1 vehicle. You can have 1 sticker per unit. If you lose your parking permit it is a \$25.00 charge to replace it. The punishment is \$200.00 fine if you have more than 1 permit.
- In 2022 there was a house bill: 22 1314 that passed called the towers bill of rights in Colorado. It makes towing vehicles in HOA's difficult. Towing companies can get a \$25,000 fine if they tow outside of this new towing policy and procedure.
- In the future for Sundance Village, you have some space on 623 Canyon Vista way, across from there, the rocky area. If the board and the HOA agree to spending "50K" for a parking lot, you can add about 12 additional spaces there. Those can even be sold to owners for a 2nd permit which can be easily monitored. This is not cheap, but there is an opportunity there to have one area in your HOA where more parking spaces can go.
- Discussion between owners about parking.
- Homeowner discussing ball playing in parking lots.
- The HOA is governed by CC&R's. There is no rule in the CC&R that states that kids cannot play in the common areas. Your common areas are your parking spaces, and streets. If there is an issue where something damaged your car; you as a neighbor must follow up with the Grand Junction Non-Emergency.
- Homeowner discussed Snow Removal.

- Snow Removal has a 2-inch trigger, but the company will come out if it's close to two inches. Next day if the snow is not melted the North and shady areas will have ice melt put down.
- Homeowner asked about trash service.
- They have Republic Servies but want to look for a better price.
- Action Item: Check into Humpy Dumpster. Not sure when Republic contract expires.

Discussion/2024 Budget Review

Motion to approve the budget of \$195.00 Dues; Garage Dues \$15.00 for 2024 as drafted.

First motion: Kent Thompson

Second motion: Cary Perino

1 proxy opposed.

The motion passed.

Elections

- Motion for Kathy Renberg (2024-2026)
- First motion: Kent Thompson
- Second motion: Cary Perino
- None opposed.

- Self-nominated Kent Thompson (2024-2026)
- Second motion Britta Acord
- None opposed.

- Self-nominated Cary Perino (2024-2026)
- Second motion: Britta Acord
- None opposed.

3 Board Members to serve.

- Robert Knight Nominated.
- No one gave a motion.

Last business

- Homeowner asked about the property Insurance Company.

- Start farm: Jesse Dyer's Insurance Company; cover studs out. We are waiting for a bid from 360 Insurance. Your options for a master Insurance policy are extremely limited these days.

Adjournment

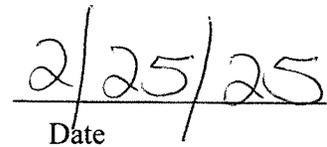
With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 3:44pm.

Motion: Kent Thompson

None opposed.

The meeting adjourned at 3:44 pm.


Signature


Date

