

2024 ANNUAL MEETING MINUTES

Desert Peaks HOA

February 7, 2024, 1:30pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)
The meeting was called to order by Mark Shoberg from HOAServices.

In Attendance	Proxies	Management
Ron Sechrist Tom and Christian Seagren John Geer	One proxy received.	Mark Shoberg with HOAServices Cayce Haren with HOAServices Rebekah Webb with HOAServices

With one proxy received and owners from three units present, quorum was achieved.

Introductions

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

The directors/board members introduced themselves:

Ron Sechrist, Unit C
John Geer, Unit B
Tom and Christian Segren, Unit A

Approval of 2023 Minutes

First motion: John Geer
Second motion: Ron Sechrist
None opposed.

2023 minutes were approved unanimously.

Old and New Business

- Ron Discussed how there is a picnic table that needs to be removed.
 - Ron will remove the picnic table.
- Discussion on the parking lot
 - One big hole was mentioned.

- Ron is going to get bid to fix the hole, have GJ maintenance repair.
 - One owner asked if parking lot was done last year.
 - It was explained that no it was not as the bids were too high.
 - Discussed costs of 2022 and 2023 bids from Valley Pavement
 - Discussion on holes that were created by a utility company on HOA easement.
 - Mark S explained that sometimes it is easier for the HOA to make these fixes instead of trying to go after the company.
- Ron asked if the HOA was going to continue using Peaceful Valley
 - Mark S explained yes, they are.
 - Nothing changed in their contract.
 - They are the cheapest vendor in the valley, and you get what you pay for
- Discussion on exterior lights
 - Owners are responsible for these not the HOA.
- One owner discussed that he wants to add downspouts to the back of their unit.
 - Mark S explained that when they are ready to do the work reach out to the other three owners for approval.
- Owner discussed that he would be in favor of adding a handrail to the stairs.
 - Ron will get a bid.

Discussion: 202 Budget Review

- It was brought up that the management fees went up.
 - Mark S explained that this HOA pays one of the lowest managements fees.
 - HOAServices had a 25% increase in Labor to keep the entire staff.
- Discussion on snow removal
 - It was mentioned that the snow removal was one-third the cost.
 - Mark S explained that this is a projection and that we have had a good snow year.
 - If we get more snow, then it will be paid out of operating.
 - HOA has a 2-inch trigger and includes snow removal from the sidewalks.
 - Mark S also explained that in any snow event they will come out and apply snow melt.
- Discussion on budget line-item Repair, Maintenance, Irrigation, Grounds
 - Based on a projection

Mark S asked for a motion to approve the 2024 Proposed budget.

- First motion: Ron Sechrist
- Second motion: John Geer
 - None opposed, Budget passed.

Elections

Mark S Explained that all board members serve on the board.

- None opposed.

Adjournment

- Ron discussed how they never updated the CC&Rs to reflect the fenced in area.
 - Need an amendment.
 - Ron started that he would get the language for the amendment.
 - HOAServices will assist.
- One member asked what the HOA's balance was in the bank.
 - It was noted the current balance was \$294.53 in the bank.
 - HOA is running a tight ship.
 - If there is an issue, HOA will special assess the owners.

With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 1:54pm

None opposed.

The meeting was adjourned at 1:54pm.



Signature



Date

