

# 2024 ANNUAL MEETING MINUTES

## Peaks at Redlands Mesa HOA

---

August 28<sup>th</sup>, 2024; Bray Educational Center; 640 Belford Avenue, Grand Junction, CO 81501

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00PM.

---

### In Attendance

Kevin Young: Chairperson  
Fudge Family Trust (Connie)  
Lynne Jubilee Cumming  
Amy & David Born  
Cynthia Zaitz  
Larry Dixon  
Daniel Glatter

### Proxies

2 proxies  
received.

### Management

Mark Shoberg HOA  
Manager  
Cayce Haren HOA  
Assistant Manager  
Rebekah Webb HOA  
Agent

ZOOM:

Tom Walch: Secretary

---

With 2 proxies received and owners from 9 units represented; quorum was not achieved.

---

### Introductions

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

The Board introduced themselves:

Tom Walch, HOA Secretary

Kevin Young, HOA Board Chairperson

---

### Approval of 2023 Minutes

First motion: Tom Walch

Second motion: Connie Fudge

None opposed.

2023 minutes were approved and signed by Kevin Young.

---

### Old or New Business

- The board was invited to introduce any old or new business for discussion.
  - As per Kevin and Tom there is no Old or New Business.
- Mark opened discussion to members of the community for Old and New Business.
  - Question from the homeowner is, what is the Special Assessment?
    - No new Special Assessment for the rest of 2024 or 2025 yet. The 384 Building stucco is all done. Building 384 is entirely warrantied. The next building that needs the stucco is

382. The vote for this will be in 2025 at the Spring Annual meeting. The Bid received for this is around the same at 2024 Assessment and this was around \$50k, which the assessment was \$1,500.00 per owner. With any tension cracks VIVOX will fill them in.
- How often will we be charged for a Special Assessment?
    - After the building 382 is paid for and done this should be for several years. According to Kevin, the 1<sup>st</sup> two buildings 384 and 382 are sun facing and it caused a lot of sun damage. We do not anticipate the same issue. Once this is done any work that needs to be fixed will go into the Budget as regular budget repairs.
  - Are there other “Special Projects” that are not related to stucco?
    - The other issue we are seeing is spalling in the concrete. Ice melt and salt causes the spalling. We will need to fix that. The homeowner’s safety is most important.
    - An owner stated that the concrete at Unit D, the curve and curb there, which was reported to HOA, looks like there are giant bite marks in the concrete. The owner also stated that there was no salt put on the curb or in the alleyway.
    - Kevin responded: if you put down salt or ice melt with the 1<sup>st</sup> year of pouring concrete, it will fail, and this will create spalling.
    - Mark stated that is ultimately HOA's responsibility. This will be a building requirement and part of normal maintenance going on with concrete repairs.
  - Landscaping:
    - Lynn Cumming reported that there are 22 dead plants/bushes and/or dying and nothing has been replaced. There are also waterspouts sticking up from the ground and nothing is being planted or replaced where there used to be shrubbery.
    - Mark replied that lush landscaping does not warranty new plants. They have removed a dozen or so this year. It does look a lot better than it was a year ago.
    - For the waterspout sticking up it needs to be buried but located with lush with not just forget about it. We don't have a plan right now to rebuild the landscaping. In most HOA’s or COA’s they do not typically do that until the developers are completed. After the developer builds all the buildings then all the landscaping is completed, because otherwise you tend to throw a lot of money at putting new plants in that just end up dying repeatedly. You might want to wait until everything is at the final stage, then we can then address it.
    - The pet waste company has been out there and helping keep it clean. The Rocks have also been replaced where all the heavy rainstorms we have been having have moved them.
  - Kevin asked is it possible to form a landscaping committee.
    - Mark replied with a yes! Who would like to be on the Landscaping committee?
    - Lynn Cumming, Amy Born and Cynthia Zaitz are the 3 homeowners that would like to be a part of this committee.
  - A homeowner asked how many more buildings are going up?
    - There are 3 more that North Peak, Inc. is building.
  - Is there any update with the development behind them?
    - As per Kevin, he heard there was an approval, but he was not sure. The storms that we have had recently look like they have caused some issues he does not know what is going to happen. It also looks like they are trying to build Duplexes.
  - A homeowner mentioned that it looks like the retaining wall at 382 Unit A, with all the bad weather we have been having in the valley, there are holes on the westside of the retaining wall and the rainwater has washed over onto the walkway. As per Mark: we need pictures.
  - Mark had mentioned that there was a Proxy that was handed in that had a question as was asked to read it aloud.

- “We would like to go on record with: Any homeowner problems caused by or part of the original build should not pay for or later assessed of the units owners. This should be born (taken care of) by the builder.”
- Mark responded to this. Regarding the original buildings, any issues that come up from the original buildings are still HOA issues. Building 380s stucco is held in common. Any issues within the two years and any outstanding warranty issues, North Peak, Inc. the builder will handle that and that is not HOA.

---

## Budget

---

- Mark opened the discussion for the Budget.
  - A homeowner questioned the Management fees?
    - Mark responded: We had adjusted for Inflation and that is a 25% increase for Payroll. I do not see an increase for 2025.
  - Why is the snow removal so much higher in 2023?
    - Mark had stated that your HOA had the biggest snow event in 2023. Lush landscaping to not have the workforce to take care of it. Stable Eze Inc. came out to help with all the ice and snow for two weeks. There were four storms in a row and it was a tremendous expense. Weather patterns are changing. We need to be extra cautious. Everywhere else in the valley had 1/4inch of snow and peaks had two inches. The money to pay for that came from the operating balance. There is around \$14,000 as of today set aside for future maintenance needs. Any money not used from the budget goes back to the reserves.

---

## Discussion/2024 Budget Review

Motion to approve the budget as drafted for 2024.

First: Tom Walch

Second: Lynn Cumming

In House: YES: 5; NO: 0

Proxies: 2 YES

Budget is approved.

- There was a discussion about the conveyance.
  - As per Mark, this will be further discussed at the next Annual meeting in 2025 after the HOA meets the conveyance rate of 75%.

---

**Elections:** NO Elections this year. Term ends 2025. We will have the elections in the Spring of 2025.

---

## Adjournment

---

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:38 pm.

Motion: Tom Walch

None opposed.

The meeting adjourned at 3:38 pm.

Signature

Date

5/19/25

