

2024 ANNUAL MEETING MINUTES

Wedgewood Park HOA

July 18th, 2024, 3:00pm

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

In Attendance

Scott Porter (No Vote: Left Early)
Dominique & Anita Fonseca (DEYA)
Kelly Deutch*
Justin Davis*
Darleen Strong: GZOI
Alma Krabble*
Koleen Yager
Tanya Chacon
Cindy & Robert Weller*
Rod Anderson (No Vote: Left Early)
Lew Griffith*
Vanessa Perez*
Angie Avila*
Kaycee Keller Hevel (No Vote: Never spoke; Left Early)
Roberta Wilson (No Vote: Left Early)
Bob Miller (No Vote: Left Early)
(* = Proxy was sent in)

Proxies

35 proxies
received.

Management

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

With 35 proxies received and owners from 44 units represented; quorum was achieved.

Introductions

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

The Board introduced themselves: NO ACTIVE BOARD MEMBERS

Approval of 2023 Minutes: NO 2023 MINS TO APPROVE

Old or New Business

Introduction to HOAServices Mgmt: "We are going to answer all your questions, and we have a lot of questions ourselves. Your previous president who was the active president at the time did move out of your HOA, however she reached out to us before she moved, and she sent us a screenshot of your communities Facebook page and stated a question: "Is there anyone willing to step up to the board and serve" and the only answer that was received was "no". She also asked as the acting president at the time which she was allowed to do, "would anyone have a problem with hiring a management team for the HOA?"; there was no answer at all. She then came to us and gave us all your documents. We started to piece everything together. We then put all of that in the welcome letter and there are a lot of things that are out of compliance with the state regarding your HOA. Our team is exceptionally good with getting HOA's compliant. We will need to get your HOA's Taxes up to date and filed which will have some fees and fines attached because they have not been filed since 2018, we believe but that is the info we have. There are so many things that are not compliant with the state and not much

funds to pay for any of this we are having this meeting to act like your annual meeting going forward because you did not have one. Whatever questions you have we will do our best, but we will do everything we can to answer everything for you.” The HOA addressed issues of non-compliance with state regulations, unavailability of financial data, and the potential for fees and fines due to non-filing of taxes. They also acknowledged the previous president's efforts to get members to serve on the board.

OPEN DISCUSSION TO HOMEOWNERS:

Angie A.: Concerned about two fees this year: the annual \$65.00 and an additional fee in August 2024. Volunteered with the previous HOA President, who struggled because many homeowners didn't pay fees. How is fee collection enforceable?

HOA Response: The additional fee covers outstanding bills and taxes from previous years and aims to improve compliance and property values. Payment plans are available, and late fees won't be imposed until February 2025. The HOA works under the Covenant Enforcement Policy and CC&Rs, with legal authority to collect dues to pay off bills.

Tanya C.: What amenities are provided? Previous HOA fees in Fruitville covered canal water, but here we pay for city water. The state allows communities to dissolve HOAs with a 60% vote.

HOA Response: Dissolving an HOA in Colorado requires 67% of eligible owners to vote, a very challenging threshold. Current focus is on compliance with state regulations. Liens can be placed on homes for unpaid bills. HOA Services aims to clear outstanding taxes and improve the community, which will benefit property transactions.

Scott P.: Never received CC&Rs, only voting info. Needs Declaration of Covenants to understand HOA expectations.

HOA Response: All governing documents, including CC&Rs, are posted on the HOA website.

Scott P.: Wants HOA enforcement to improve neighborhood appearance. Objects to paying \$150.00 while others neglect property maintenance.

HOA Response: The HOA agrees that improvement is needed but emphasizes that change will take time due to years of deferred covenant enforcement. Immediate efforts will focus on manageable issues like weed control, with the goal of making the community compliant with state laws.

Discussion on Embezzlement and HOA Board: Homeowners expressed concerns about previous embezzlement and the HOA board leaving the country.

Kelly D.: Offered to provide insurance quotes from State Farm, mentioning she wrote the neighborhood policy that was canceled in 2021.

HOA Response: They are open to a second insurance quote but emphasized the importance of GNL and D&O insurance for protecting the HOA from lawsuits, especially for incidents in common areas. The budget approval is crucial to securing this coverage.

Darlene S.: Concerned about unenforced covenants and property value impacts due to neighbor negligence. Supports paying \$150.00 if it improves the neighborhood. Asked about voting requirements and potential liens if the budget isn't approved.

HOA Response: Clarified voting requirements: 2/3 of present or proxy owners must approve the budget. Warned that unpaid debts could lead to liens or foreclosure, as seen in Denver. The \$150.00 fee is expected to cover expenses through 2025.

Tanya's Comment on Common Areas: Mentioned giving common areas back to the county.

HOA Response: County no longer interested in taking over common areas without costly improvements.

Justin D.: Supports revitalizing the HOA to protect property values.

Alma K. & Koleen Y.: Agreed that \$150.00 is a low fee. Suggested better communication about bylaws, parking, and weeds, and giving homeowners time to pay dues without imposing immediate fines.

The meeting addressed several key concerns regarding the HOA's management and goals, with the HOA services company emphasizing a balanced approach to enforcing community standards. They clarified that while there is an intention to improve property values through compliance with the CC&R's (Covenants, Conditions, and Restrictions), the process will start slowly and focus on essential issues like landscaping and weeds before tackling more significant alterations.

They also addressed financial concerns, clarifying that the 2024 dues total \$150.00, which includes an increase from the previous \$65.00, not an additional \$150.00. The company also noted that late fees wouldn't be applied until February 1, 2025, to allow homeowners time to manage payments.

Concerns about architectural control and community improvements were also discussed, with the HOA emphasizing the need for community input and transparency. The lack of an active board was highlighted as a barrier to immediate improvements, and they encouraged volunteers to step up, assuring discretion where necessary due to past issues.

The meeting concluded with questions about liens on properties and the status of rental vs. owner-occupied homes, which the HOA promised to address in future communications. Overall, the HOA's approach appeared to be focused on gradual improvement and community involvement rather than immediate and strict enforcement.

Kelly D.: I must run out, but I need to ask a few questions how many properties in our community are owned or are rental properties?

The Homeowners Association (HOA) addressed: As of right now we do not have that information, but when we do have that number that is public information, and we will not hide that at all. Can we get your vote before you run?

Kelly D.: My Vote is YES.

Tanya C.: I must run as well, my vote is NO.

Angie A.: I must get going as well, my vote is: YES.

The discussion centered around the challenges faced by the HOA in managing the community and enforcing compliance with covenants. The HOA representative explained their role in handling issues like parking violations, inoperable vehicles, and other community concerns, while also protecting board members from harassment. There was a discussion about the impact of non-payment of assessments on property values and the potential for liens against properties. The HOA representative assured that they aim to improve property values and enforce basic compliance, while also addressing concerns about past issues.

The Homeowners Association (HOA) addressed various concerns including non-compliance with state regulations, financial data, and potential liabilities. They also discussed the enforcement of covenants, the impact of a neighbor's actions on property values, and the need for more volunteers to serve on the board.

Budget

- Alma K.: quick question so we pay the \$150.00 in August and then in January 2025 is that the next annual dues that are going to be due another \$150?
- The Homeowners Association (HOA) addressed: it would be due again January 1st of 2025, but we can do a deadline extension on that or a payment plan for 2025. So, your HOA dues are due every year January 1st. This will be \$150.00.
- The conversation ended with the approval of the 2025 budget and the appointment of new board members, with a focus on improving property values and enforcing basic compliance.

Discussion/2024 Budget Review

Motion to approve the budget of \$150.00 a year for 2024 as drafted.

YES: 9

NO: 2

BY Proxy: Y: 22; N: 15

TOTAL: YES: 31; NO: 17

Budget is approved.

Elections

Nominations: Justin Davis

2024-2025 Year term

Motion: Self

Second: Koleen Yager
None opposed.

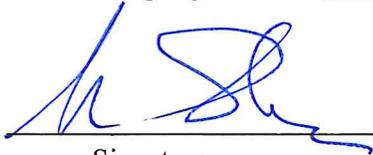
Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:23 pm.

Motion: YES

None opposed.

The meeting adjourned at 4:23 pm.



Signature



Date