

2025 ANNUAL MEETING MINUTES

Brookwillow Village COA

May 29, 2025, 2025, 3:30pm– Mesa County Workforce Center 512 29 ½ Rd
The meeting was called to order by Mark Shoberg from HOAServices at 3:02pm.

In Attendance

Debbie and Guy Thomas,
President (5 Units)
Stephanie Sloan, VP
Brad Humphrey, Director
MaryAnn Severin
Erin Dicesare (Zoom)

Management

Mark Shoberg, HOA
Manager
Cayce Haren,
Assistant Manager

With owners from 9 units represented, quorum was achieved.

Introductions

Mark Shoberg introduced himself as being with HOAServices.
Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:
Debbie Thomas, HOA President
Stephanie Sloan, HOA Vice-President
Brad Humphrey, HOA Director

Approval of 2024 Minutes

First motion: Debbie Thomas
Second motion: MaryAnn Severin
None opposed.
2024 minutes were approved and signed by Debbie.

Old or New Business

Mark S opened the discussion on Old or New Business

- Mark S provided an update on the dumpster and parking space situation, explaining that the discussion had evolved into a larger issue involving Brook Willow Village subdivisions.

- The Master Association is alleging ownership of the parking lot and intends to charge for services and maintenance. They also intend to designate 11 spaces for the BrookWillow Village clubhouse, charging the association and towing unauthorized vehicles.
- The board forwarded the letter from BrookWillow Village to Hoskins Farina and Kampf PC for legal review. Andrew Tesky is currently reviewing the matter.
- It was noted that they hired Altitude law firm and sent an action item to the condominium owners to accept the parking changes.
- It was noted that the condominiums have been paying for maintenance for the last 18 years, and there are dumping issues.
- Discussion of adverse possession and property titles.

Discussion: 2025 Budget Review

Mark S opened the discussion for the budget

- It was noted that there will be an increase in dues and a special assessment for a painting project that is scheduled.
- Discussion on the cost of legal fees
 - It was noted that cost of legal fees are unknown.
- Discussion on Landscape, Trees, and Shrubs
 - A question arose regarding the budget for landscape, trees, and shrubs (\$1200).
 - It was noted that these funds were spent from the 2025 budget for trees the board approved.
 - The board approved removing trees from last year, the money was spent.
- Discussion about pet waste removal.
- Discussion about there being a 3% increase to the irrigation rate.

There was a motion to approve the budget for 2025 as drafted.

First motion: Guy Thomas

Second motion: MaryAnn Severin

2 proxies opposed the budget

Elections

Mark S opened the election with on seat open to fill

Brad Humphrey was nominated for another 3-year term.

Self-motion First: Brad Humphrey

Second: Debbie Thomas

None opposed.

Brad Humphrey will continue on the board from 2025-2028 (a 3-year term).

Adjournment

- Discussion of paint color options
 - The board wants the handrails to be painted a medium brown and try to color match with the rain gutters.

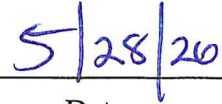
With no further business to discuss, Mark asked for a motion to adjourn the meeting at 4:09pm.

None opposed.

The meeting adjourned at 4:09pm.



Signature



Date

