

2025 ANNUAL MEETING MINUTES

Homestead in Grand Junction Condominium Association

January 23, 2025 @ 3:00p.m. – 512 29 1/2 Rd.

The meeting was called to order by Mark Shoberg, HOAServices at 3:05pm

In Attendance (In Person and via Zoom)	Proxies	Management
Curt Rahm- President		Mark Shoberg HOA
CJ Nelson- Secretary/Treasurer		Manager
Dixie Fawson		Cayce Haren HOA
Nancy Laramie	Six proxies received.	Assistant Manager
Robert and Nancy Uhl Trust		
Zoom:		
Rae Christian		
Ashlee Oceguera		
Stephen Smith		

With six proxies received and eight-unit owners present (online via zoom), quorum was achieved.

Introductions

Mark Shoberg introduced himself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:

Curt Rahm HOA President

CJ Nelson HOA Secretary/Treasurer

Approval of 2024 Minutes

First motion: Curt Rahm

Second motion: Nancy Uhl

None opposed.

2024 minutes were approved.

New and Old business

Mark S. opened this discussion and handed this discussion over to the board.

- Discussion on the fact that the board has fiduciary responsibility to make sure the association stays solvent/liquid.
 - It was discussed that there needs to be a discussion on a possible dues increase or special assessment.
 - Discussion on why the HOA is behind.
 - Past dues
 - Seven roofs that need to be replaced.
 - Continued and needed maintenance.
- Discussion on pool
 - Expensive to fill and turn into a park, parking lot etc.
 - Expensive to repair

- HOA does not have funds to address the pool at this time and it will remain covered/maintained. It is empty but is treated for insects during the summer b/c stagnant water collects at the bottom.
- Discussion in insurance companies that are terminating HOA policies.
 - The list of insurance companies that insure HOAs is getting smaller.
 - The cost that we received was generous compared to other quotes.
- Discussion on whether the HOA is ever audited.
 - It was noted that this is why there is a board and management team.
- Discussion on how the board gets information from its owners.
 - Information is communicated through the management team and sent to the board via email or a hard copy if needed.
- Discussion on specific homeowner issues regarding tree stump. The owner agreed to submit an ACC request and pay to plant a replacement tree.
- Discussion on specific homeowner issues on dues collection and aged receivables.

Discussion on Proposed 2025 Budget

Mark S. opened the discussion on the proposed 2025 Budget.

- Discussion on a dues increase.
 - HOA documents do not have any constraints and or do not have a cap on dues increases or special assessments.
 - It was noted that the range of dues for comparable HOA's is between \$250-410 per month.
- Discussion on siding
 - The current siding is no longer available for repairs.
 - The original siding was not secured in studs and will continue to fall off.
 - Recommend finding new siding but would need to replace a full face/plain at a time.
- Discussion on what the state requires for reserves.
 - Recommend setting aside 10% of your gross annual income.
- Discussion on insurance increase
 - Accepted the lowest quote when the insurance was shopped out.
- Discussion on roof repairs
 - Currently \$35,000
 - Shingles will be going up in cost in March.
- Discussion that we could raise the dues to \$300 per month to cover costs.
 - It was noted that \$235 is not enough.
- Discussion on repercussions if owners cannot pay the new amount.
 - It was noted that they could end up with liens on their account/property.
- Discussion on the fact that the pool will need to be addressed down the road.
- Discussion on delinquent accounts
 - \$17,374 in past dues

There was a motion for dues to increase to \$250 per month.

Motion: Dixie Fawson

2nd: Ashlee Ocegüera

Dixie Fawson retracted motion and this amount of increase was tabled.

- Continued discussion on dues increase among members.

There was a motion for a dues increase to \$275 per month effective March 1, 2025, and a dues increase to \$325 per month effective January 1, 2026.

Motion: Dixie Fawson

Second: Rae Christian

Motion passed: only one owner voted against the increase.

Dues will increase to \$275 per month (\$825 per quarter) effective March 1, 2025, and dues increase to \$325 (\$975 per quarter) per month effective January 1, 2026. Garage stays the same at \$15 a month and \$45 per quarter.

A new budget and dues increase letter will be mailed to all homeowners in the coming weeks.

- Discussion on how to help those who cannot pay their dues increase.
 - It was noted that there are very few resources that help people with association dues.
 - It was suggested to contact the Mesa County Workforce Center for assistance in finding resources.

Elections

- Mark S.: There is one seat available.
 - No one was interested.
 - It was noted that the current board can appoint a member if needed.
 - The election was closed.

Adjournment

- Curt Rahm provided the following thank you-s.
 - Lloyd Hunley for being so active in the community.
 - To those that are here at the meeting
 - To CJ
 - To HOAServices

With no further business to discuss, Mark S. asked for a motion to adjourn the meeting. Curt motioned to adjourn. The meeting was adjourned at 4:12pm.

Signature

Date