

2025 ANNUAL MEETING MINUTES

Water's Edge HOA

Thursday, September 4, 2025 Time: 10:47 am At: Las Marias Restaurant

The meeting was called to order by Mark Shoberg from HOA Services Inc at 10:47am.

In Attendance

HOA Member Names:

-Thomas Grey

-Jaida Olson

-Wendy Justin

HOA

Management

-Mark

Schoberg

-Rebekah

Webb

Proxies

15 proxies
received.

Management

Mark Shoberg HOA
Manager

Rebekah Webb HOA
Agent

With 15 proxies received and owners from 21 units represented; quorum was achieved. Total: 36

Introductions

Mark Shoberg introduced himself as the HOA Manager

Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Jaida Olson, HOA President

Thomas Grey, HOA VP; Secretary/Treasurer

Community member introductions: Wendy Justin

Approval of 2024 Minutes

First motion: Wendy Justin

Second motion: Thomas Grey

None opposed.

2024 minutes were approved and signed by Thomas Grey.

Old or New Business

- **Key Topics: Dues Increase & Roof Repairs**
 - Discussion of a potential special assessment to fund roof repairs.
 - The board aims to increase dues, referencing a previous vote that reduced a larger proposed increase.
 - Delaying roof work is estimated to cost an additional \$6,000, with a \$30,000 bid received last year.
- **Landscaping**
 - Concerns raised about landscaping issues, including potential problems with Thompson Landscaping.
 - A new bid for landscaping is under consideration.

- The board discussed shifting from seeding to using more rocks for durability.
- Budget discussions included weed barriers and rock installation.
- **Drainage**
 - A resident reported drainage issues caused by plastic construction materials.
 - Action Item: Send Pyramid Construction to clean up the “Inside Fence” on the south side of the north fence.
 - Action Item: Pyramid to check on street and driveway gutter drainage (V-Pans in A&B Building).
- **Exterior Issues**
 - Ongoing concerns about communication boxes in disrepair, which have been unresolved for three years.
 - These issues are believed to negatively impact property values.
 - Action Item: Rebekah to contact Spectrum and XCEL to identify ownership of green boxes/cones.
 - In the meantime, place decorative rocks around the area once boxes are removed.
- **Pet Waste & Landscaping Rocks**
 - Children have been riding scooters through rock areas and throwing rocks.
 - Recommendation to use ¾-inch crushed rock for replacement landscaping to reduce movement and improve safety.

Budget

Financial Matters

- Discussion held regarding the ability to pay bills with or without a dues increase.
- A question was raised about whether current funds are sufficient to cover expenses without raising dues.
- Trash service costs were specifically mentioned as a concern.

Assessment Plan

- The board is considering a loss assessment approach through individual homeowners' insurance policies.
- If the assessment route is not pursued, a dues increase may be necessary to cover expenses.
- Loan options are being explored to fund roof repairs.
- Roofing companies and bids were discussed.
- Action Item: Mark will research nationwide roofing companies that offer financing options.

Maintenance and Repairs

- Discussion on the condition of the siding and planning for future maintenance needs.

Other Business / Action Items

- Action Item: Rebekah will contact Maverick for pest control services, including spider web removal.
- Contact Chelcy (HOA Accountant) to retrieve any necessary accounting information.

Discussion/2025 Budget Review

Motion to approve the budget \$225.00 Month for 2025.

First: Wendy Justin

Second: Thomas Grey

None opposed

Budget is approved. Dues shall be \$225.00 Monthly, effective January 1st, 2026.

Elections:

2024-2025 Board Members:

President- *Jaida Olson (2022-2025)*

VP, Secretary, Treasurer- *Thomas Grey (2022-2025)*

Nominations for the 2025 Elections:

Name: Thomas Grey
2025-2028 Year term
Motion: Thomas Grey
Second: Wendy Justin
None opposed.

Name: Jaida Olson
2025-2028 Year term
Motion: Jaida Olson
Second: Wendy Justin
None opposed.

Name: Wendy Justin
2025-2028 Year term
Motion: Thomas Grey
Second: Jaida Olson
None opposed

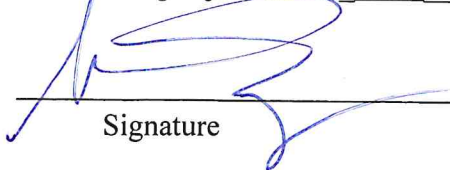
Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at __pm.

Motion: Thomas Grey

None opposed.

The meeting adjourned at 11:32 am.



Signature

9/29/26

Date

Addendum to minutes as it will include the list of potential roofing companies that finance roofs if the board goes in that direction:

Southern National: <https://southernnationalroofing.com/> 844 722 3439

Sun Coast Roofing: <https://www.suncoastroofing.com/> 855 453 0656

Christian Brothers Roofing: <https://www.christianbrothersroofingllc.com/> 816 453 7663

Siding company that finances:

United Home Experts: <https://everlastcompositesiding.com/> 877 262 8807