

2025 ANNUAL MEETING MINUTES

Sundance Village COA

February 25, 2025, 3:00pm –512 29 ½ Rd, Grand Junction CO 81501

The meeting was called to order by Mark Shoberg from HOAServices at 3:01pm.

In Attendance	Proxies	Management
Kent Thompson		Mark Shoberg, HOA Manager
Cary Perino (4)		Cayce Haren, Assistant Manager (Zoom)
Britta Acord	4 proxies received.	Rebekah Webb HOA Agent
Miranda Smith		
Micheal Bouchet		
GLT Properties LLC		
Ronald and Kathleen Rehberg		

With 4 proxies received and owners from 10 units present, quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOAServices Manager.

Cayce Haren introduced herself as HOAServices Assistant Manager.

Rebekah Webb introduced herself as HOAServices Agent.

The Board introduced themselves:

Board Member - Kent Thompson

Board Member - Kathy Rehberg

Member at Large - Cary Perino

Approval of 2024 Minutes

There was a motion to approve the 2023 minutes.

First motion: Cary Perino

Second motion: Kent Thompson

None opposed.

2024 minutes were approved.

Old and New Business

- Discussion on a potential bid for trash services that could offer better service and a lower rate than the current provider
 - Waiting for follow-up from Bruin
 - Owner expressed concerns about the landscaping in the community, specifically the dying maple trees and the replacement of grass with large stones.
 - Owner questioned the removal of water sources for the trees and the decision to xeriscape
 - It was noted that the decision to xeriscape was made to reduce expenses and address flooding issues in the area, which had been a problem since the HOA's inception.
 - Owner expressed concerns about the handling of landscaping at their property, suggesting that it was not done properly. Owner asked who was responsible for these decisions.
 - It was noted that the HOA had put out requests for volunteers for a landscaping committee and had received no response. The decisions were left to a few board members.
 - It was noted that the HOA plans to reduce watering expenses in the future to adapt to potential changes in water availability.
 - Discussion on the ongoing project of reducing grass and turf areas in favor of smaller rocks or stepping stones
 - The challenges of maintaining grass in areas frequented by pets, and the potential for reducing flooding risks by eliminating grass was noted.
 - It was noted that the HOA needs to continue with the current plan to reduce the risk of future events.
 - Discussion on the health of trees in their area, particularly maples and ash trees.
 - It was suggested that maples are not well-suited for the desert climate and may require additional care or treatment to survive.
 - Owner disagreed and provided their reasons
 - Information shared about the decline of ash trees in Grand Junction, suggesting that they may need to be treated for bore
 - Continued discussion on trees in the area
 - Discussion on the new agreement with Clear Networks for underground boring and fiber optic installation, which is expected to improve internet services and reliability.
 - It was noted Clear Networks agreed to clear their equipment each night to free up the much needed parking. It will be an inconvenience when they are boring and installing the lines due to the day time presence of the equipment in the street. Some parking spaces will be taken up during the day but will be freed up in the evening.
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Discussion: 2025 Budget

- Discussion on getting a quote from Bruin for waste management services, which could potentially save money
- The proposed budget for the year was reviewed, which includes reduced costs for building maintenance and repairs, landscaping, and pest control. They acknowledged the increasing costs of landscaping due to higher worker wages and the need for occasional special assessments or dues increases for painting and other maintenance tasks. The ongoing issue of pet waste in the community and the need for a cleaning service was noted.
- Discussion on the increasing costs of insurance, common electric, water sewer, trash, and office expenses.
- Discussion on the need for roof replacements due to the roofs being at their maximum lifespan, which would require additional dues and special assessments.
- It was noted that the HOA is getting a good deal on pest extermination services from Penguin.
- Discussion on capital reserves.

Motion to approve the budget of \$220.00 Dues; Garage Dues \$15.00 for 2025 as drafted effective April 1, 2025

First motion: Kathy Rehberg

Second motion: Kent Thompson

1 proxy opposed.

The 2025 budget is approved

Elections

No elections this year

Adjournment

With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 3:40pm.

None opposed.

The meeting adjourned at 3:40 pm.

Kentef Rehberg
Signature

2/19/26
Date
