

2025 ANNUAL MEETING MINUTES

Thunder Valley HOA

March 13th, 2025 @ BEC: Bray Education Center 640 Belford Ave., Grand Jct., 81501

The meeting was called to order by Mark Shoberg from HOAServices Inc at 4:00pm.

In Attendance	Proxies	Management
13 owners present in person 1 owner present on zoom	0proxies received.	Mark Shoberg HOA Manager Cayce Haren HOA Assis

With 0 proxies received and 14 owners represented; quorum was not achieved.

Introductions

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

The Board introduced themselves:

Kevin Bray, HOA President

Julia Graddy, HOA Board Member

Barry Shelofsky, HOA Board Member

Discussion on in the future reducing the quorum threshold from 40% to 20%, as recommended by the Colorado Common Interest Ownership Act.

Approval of 2024 Minutes

Mark S opened the discussion on the 2024 minutes

- On owner noted that he brought up a discussion of moving \$3,000 from operating to reserves at the 2024 meeting and it was not included in the minutes.
 - Motion to amend the 2024 minutes with this point being added.
 - 1st motion: Gene Goffin
 - 2nd motion: Kevin Bray
 - None opposed, motion passes
 - Motion to approve the amended minutes
 - 1st motion: Lucie Shelofsky
 - 2nd motion: Kevin Bray
 - None opposed, motion passes
 - HOAServices will amend the 2024 minutes and get to Kevin to sign

Old or New Business

Mark S opened the discussion on old and new business

- The HOA discussed the watering schedule for the subdivision.
 - divided into Lots and 8 blocks to avoid simultaneous watering.
 - 3-hour time frames for watering
 - One owner asked how many shares of water the HOA had
 - Kevin Bray stated that he did not know off hand and would find out and update that owner.
- Discussion on the need for a contingency in the budget to cover potential expenses, such as replacing a pump.
 - It was noted that the HOA needed to have a health reserve
- * The HOA also considered moving their meeting to an earlier date in the year to avoid confusion with dues payments.

* The board agreed to this change and will discuss it further to be held in late January or early February. HOA Services noted that they offer both in-person and Zoom meetings but noted that they charge for evening meetings. *→ Conversation to be added to 2026 mins. Later hrs so all can come to meeting.*

- Discussion concerning trees planted near power lines, potentially causing electrical issues in the future.
 - It was debated whether the landscaper had marked utilities before planting trees and if they had consulted the electrical company about the distance between trees and power lines.
 - It was noted that homeowners should be responsible for ensuring their trees are not too close to power lines and suggested that the Architectural Committee could develop guidelines for this to have the board review and implement and or create a policy.
 - Discussion on the need for homeowners to contact the 811 before digging holes.
 - The Architectural Committee (ACC) was tasked with developing guidelines for tree planting, with the Board's approval. The guidelines would need to align with the Community Covenants and Restrictions (CCNRs). The Board would need to approve the guidelines for them to be enforceable.
 - The ACC was also asked to research the correct distance from utilities for planting trees. The ACC was also encouraged to contact the CSU extension office for more information.
- Discussion on backyard landscaping requirements
 - Owner expressed concerns about needing permission or submitting a plan for backyard landscaping as new owners.
 - The board clarified that while they encourage submitting plans, it's optional and they don't typically get involved in backyard landscaping unless it's related to easements or sheds.
 - The one-year timeline for landscaping and the possibility of extensions was noted.
- The board emphasized their reactive approach to issues rather than proactive inspections.
- Discussion on when the irrigation water will be turned on
 - It was noted that it is typically turned on the 2nd or 3rd week in April. We will send a notice to the community when there is more information. It was noted that there are always some problems during start up.
- Discussion on the maintenance of a drainage ditch and the need for landscaping repairs.

Budget

Mark S opened the discussion on the proposed 2025 budget

- The board discusses the budget for the upcoming year, including a reduction in dues.
- Questions about management fees, electricity costs, and landscaping expenses were addressed.

- The board explains that they have kept reserves higher to build funds for future needs, even though they could have lowered dues further.
- It was noted that the budget is automatically approved unless a majority of owners reject it.
- The board also discusses the possibility of moving excess operating cash to the reserve account, agreeing that they should review the current financial situation and transfer any unnecessary funds to reserves. They emphasize the importance of maintaining adequate operating cash for unexpected expenses while also building up the reserve account for future needs.
- Discussion on contracts for various services. one owner raises concerns about transparency in the contract negotiation process and requests more detailed information on scopes of work.

Mark S asked for a Motion to approve the budget as it stands

First: Barry Shelofsky

Second: Julia Graddy

None Opposed.

Budget is approved.

Elections

It was noted that quorum was not met so there is a chain of command appointee, and that means that the current Board can appoint themselves or appoint someone else who's willing to serve.

- Barry Shelofsky stepped down from the board and ACC committee
- Kevin Bray and Julia Graddy agreed to serve on the board for another 1-year term.
 - Approved by the current board
- It was noted that there is now one open spot on the board that the current board can fill by appointment.
 - Patrick Breidel has been appointed to the board by the current board for a 1-year term
 - John King was willing to serve on the board as well. It was noted that this would be for a non-voting member at large position.
 - The current board did Not appoint John to the board.
- ACC committee
 - Lucie Shelofsky volunteered to serve on the ACC committee
 - The board approved

Adjournment

- The meeting concludes with a brief discussion about community communication options.

With no further business to discuss, Mark S. asked for a motion to adjourn the meeting at 5:32pm.

None opposed.

The meeting adjourned at 5:32_pm.

Signature



Date



