

# 2025 ANNUAL MEETING MINUTES

## Water's Edge HOA

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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.

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<b>In Attendance</b>	<b>Proxies</b>	<b>Management</b>
HOA Member Names: -Thomas Grey -Jaida Olson -Wendy Justin	HOA Management -Mark Schoberg -Rebekah Webb	<u>15</u> proxies received. Mark Shoberg HOA Manager Rebekah Webb HOA Agent

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

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### Introductions

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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

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### Approval of 2024 Minutes

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First motion: Wendy Justin  
Second motion: Thomas Grey  
None opposed.  
2024 minutes were approved and signed by Thomas Grey.

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### Old or New Business

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- **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.
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- 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 1<sup>st</sup>, 2026.

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## Elections:

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### 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

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## Adjournment

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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.

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Signature

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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