

2026 ANNUAL MEETING MINUTES

Thunder Valley HOA

January 8, 2026 @ BEC: Bray Education Center 640 Belford Ave., Grand Jct., 81501

The meeting was called to order by Kevin Bray from the HOA Board at 4:00pm.

In Attendance	Proxies	Management
Kevin Bray for Thunder Valley LLC (19)		Cayce Haren HOA Assistant Manager
Mary Holder		
Jeanette and Eugene Krizman		
Gene and Barbara Goffin	<u>Three proxies</u>	Rebekah Webb HOA
Barry and Lucie Shelofsky	were received.	Agent
Julia Graddy		
Drew Howerton		
Karen Carter and Bud Lavery (Zoom)		

With three proxies received and twenty-six owners represented; quorum was not achieved.

Introductions

Rebekah Webb introduced herself 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

Approval of 2025 Minutes

Kevin Bray opened the discussion in 2025 minutes.

- Discussion was opened for questions or additions to the 2025 meeting minutes.
 - A key point of discussion revolved around whether to include previous discussions regarding the challenges of scheduling annual meetings (daytime vs. evening) and the associated costs for HOAServices (\$150/hour per person for after-hours meetings). It was confirmed this discussion was already briefly noted in 2025 minutes.
 - It was suggested that specific verbiage about "offering different hours or later night meeting hours" to better accommodate working members is added to future meeting minutes.
- Motion to approve the amended minutes.
 - First motion: Barry Shelofsky
 - Second motion: Julia Graddy
 - None opposed, motion passes
 - HOAServices amend the 2025 minutes with handwritten notes and Kevin Bray signed.

Old or New Business

President's Update & Old Business

- **General Update:** No major substantial issues occurred this year.
- **Irrigation Line Break:** A significant irrigation line break, caused by a builder, was repaired. This led to periods of water service interruption.
- **Water Pressure Issues:** Occasional water pressure loss was attributed to external entities limiting water in the valley, not internal HOA issues. The HOA was not pre-notified of these external limitations.
- **Violations Report (Rebekah, Violations Agent):**
 - Although violations occurred, they were corrected in a timely manner and therefore did not advance to the point of fines, as each issue was cured before the 91-day threshold.
 - One trailer/boat violation was resolved. Two letters were sent regarding trailers, reminding residents to store items properly.
 - Weed issues were primarily on vacant lots, which is Kevin's responsibility as the developer. Builders are requested to manage weeds on their properties. Kevin's contact information was provided for reporting future weed issues.
 - It was noted that the HOA is reactive, not proactive in policing violations, responding to reported issues.
- **Architectural Control Committee (ACC) Report:**
 - Builders are not currently required to submit plans, though covenants allow it.
 - Approximately 6-7 shed requests were approved, generally requiring placement not over easements and matching house color.
 - One screen door and one front yard landscaping request were approved. Backyard landscaping requests are reviewed.

Landscaping Contract

- Following previous concerns, the landscaping contract was put out to bid this year.
- A scope of services was sent to seven companies, resulting in four bids ranging from \$6,200 to \$10,000 for the season.
- Deep Creek, the existing contractor, submitted a bid of \$6,255 and was selected.
- The Board emphasized that Deep Creek needs to provide "real care" for the ponds, as maintenance had been inadequate in the past.
- **Deep Creek Scope of Work:** Includes maintenance of the main irrigation line (up to owner's valve), common areas at the entrance, a strip of common area across the road, the path to the school, two detention ponds, and a small, landscaped rock area in the new filing. This covers fertilizing, mowing, and seasonal watering adjustments. Call-outs are charged hourly.
- **Tree Replacement:** Questions were raised about Deep Creek's responsibility for replacing dead trees in common areas. It was clarified that planting new trees would be an additional charge.
 - **Action Item:** Kevin to verify if Deep Creek has an arborist license and follow up on dead trees in the south/west areas and by mailboxes.

Irrigation System and Pump Discussion

- Deep Creek is responsible for the mainline irrigation system and pump.
- The pump's typical lifespan is 7 years. A new pump is estimated to cost \$13,000.

- **Recommendation:** Implement proactive pump maintenance every 3-4 years (seals replacement) at an estimated cost of \$300-\$500, plus landscaper labor for removal/reinstallation (total ~\$700). This would extend pump life and prevent breakdowns during crucial summer months.
- **Isolation Valves:** New filings include isolation valves to limit service disruptions during breaks. However, some older sections still lack this capability.
- **Irrigation Map:** An irrigation map exists and is held by the landscapers.
- **Additional Pump:** No room for a backup pump in the current prefabricated pump house.
- **Mesa County Irrigation Issues:** Insights were shared into broader Mesa County irrigation problems from the past season, including mussels, moss, and sediment, which impacted water flow.
- **Watering Schedules & Enforcement:** Discussions on the need for residents to follow watering schedules and the challenges of enforcement.

5. Communication and Information Access

- Concerns were raised about residents not receiving email notifications from the HOA.
- The HOA sends contact information update requests via mail and on all official documents. Residents are encouraged to update their contact information.
- Residents were reminded to check spam/junk folders for HOA emails, which often originate from a "do not reply" address.
- **Action Item:** Send watering guidelines and schedules via US mail this year, in addition to email and website postings.
- All HOA documents, including watering schedules, financials, and minutes, are housed on the HOA website (hoaservicesco.com).
- **Action Item:** In the spring email regarding watering guidelines, include a poll for members to indicate their preferred annual meeting time (daytime vs. after 5 PM) and include cost in HOAServices involvement for after-hours meetings.

Budget

- **The proposed** budget was reviewed. It was noted that the budget is ratified by the board and automatically approved unless a majority of owners formally reject it.
- **Reserve Fund:** The HOA currently has approximately \$16,000 in operating funds and \$9,000 in reserves, with an estimated total reserve of \$20,000 after remaining cash is allocated. This is considered a healthy reserve to cover major expenses like a new pump (\$13,000) or line breaks (\$6,000 in the past). An additional \$6,500 is budgeted for unforeseen items.
- **Electricity:** Costs were lower than budgeted last year.
- **Insurance:** Concerns were raised about the adequacy of the current insurance policy, particularly regarding Directors & Officers (D&O) coverage. The board opted not to procure D&O insurance. The general liability (vacant land policy) has increased significantly (from \$500 to over \$1,200). The insurance renewal is in February.
- **HOA Management Costs:** The management contract fee (per door) is expected to increase as the subdivision grows.
- **Property Tax:** The HOA is exempt from property tax, but a new county fee applies.
- **Legal Services:** A minimum of \$53 is budgeted for annual state filings; actual legal expenses would come from reserves if needed.
- **Deep Creek Budget:** \$6,255 for the contract and \$2,250 for unscheduled repairs (up from \$1,900 last year).
- **Interest on Reserves:** Discussion arose about the low interest earned (\$18) in reserves.

- **Suggestion:** Invest in reserve funds in a higher-yield savings account or CDs to generate more interest (potentially \$600/year or \$20,000 at 3%).
 - **Action Item:** Explore options for interest-bearing accounts for the reserve fund.
- **Financial Transparency:** A request was made to include a balance sheet with the budget. It was clarified that balance sheets and income statements are posted monthly on the HOA website.
- **Action Item:** Ensure financial reports (e.g., balance sheet) are included with the budget for future annual meetings.

Kevin Bray asked for a Motion to approve the budget as it stands with dues being \$300.00 per unit.

First: Julia Graddy

Second: Barry Shelofsky

None Opposed.

Budget is approved.

Elections

- Due to the lack of a full quorum for elections, current board members Kevin, Julia, and Patrick self-nominated to continue serving.
- No other volunteers came forward to serve on the board.
- **Decision:** Kevin, Julia, and Patrick were re-appointed to the Board of Directors, continuing the same process as the previous year.

Adjournment

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

With no further business to discuss, the meeting adjourned at 5:28_pm.

Signature

Date