

2024 ANNUAL MEETING MINUTES

Apple Glen HOA

October 8th, 2024; Bray Educational Center; 640 Belford Avenue Grand Junction CO 81501
The meeting was called to order by Mark Shoberg from HOA Services Inc at 11:00AM.

In Attendance

Julie Adams
Jeff Cox
Cory Anderson
Park Douma
Jeffery & Joanne Knutson
Marvin Lein
Carol & Paul McCahon
Lisa Mitchell
Randall Watts
Cody & Capri Wright

Proxies

4 proxies
received.

Management

Mark Shoberg HOA
Account Manager
Rebekah Webb HOA
Agent

ZOOM:

Michelle Urban
Luis Dominguez
Jody Gallegos
Stephen Harrington
Michael Huges
Robert Weller
Heidi Wilkens

With 4 proxies received and owners from 21 units represented; quorum was not achieved.

Introductions

Mark Shoberg introduced herself as the HOA Manager
Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Julie Adam, HOA President
Jeff Cox, HOA Vice President
Cory Anderson Proxy for wife Jackie Anderson, HOA Treasurer

Approval of 2023 Minutes

First motion: Paul McCahon
Second motion: Park Douma
None opposed.

2023 minutes were approved and signed by: Julie Adams

- Julie Adams: stated: The previous Management team had a count 52 properties when we switched over, I said, now there's 51 residents in the neighborhood. Nothing is changed as we have
-

Old or New Business

The board opened the floor for discussions on current and upcoming matters.

- **Irrigation System Update:** Jeff reported outstanding performance of the irrigation system this year, noting significant improvements and thanking homeowners for adhering to schedules.
 - The previous challenges have been successfully addressed, fostering optimism for future operations.
 - There was a smooth operation attributed to improved scheduling and access to the pump area.
 - Ron Davis has been designated as the main contact for any irrigation-related questions or issues.
 - There was a temporary clog in the main feed line due to some debris upstream, but management has handled it effectively.
 - Winterization is scheduled for November 19, 2024. Please remember to close your standpipe valves by November 18.
 - We'll be distributing a sign-up sheet for blowdown services, available at a fee of \$45 per household.
- **Tree Maintenance and Replacement:**
 - The stormwater retention area behind the mailboxes needs some maintenance because of overgrown vegetation. We estimate the cost will be around \$3,000 from HOA reserves.
 - The board is looking into the possibility of removing all trees in the area due to health concerns and soil conditions. They're also considering planting fewer trees with better spacing for improved growth.
 - We encourage homeowner feedback, and discussions on tree management will continue.
- **Community Traffic Concerns:**
 - We've noticed increased congestion during school hours, which has raised some safety concerns.
 - The board is actively exploring solutions, including the possibility of installing signage to discourage parking in critical areas.
 - The principal of Appleton Elementary mentioned that any actions will require direction from the city, so homeowners are encouraged to reach out to the city regarding traffic and parking issues.
 - The board is also open to suggestions for enhancing community spaces, such as creating picnic areas, while keeping safety and aesthetics in mind.
 - Contact Information for traffic issues in the City of Grand Junction, the contact number is 970-256-4110.
 - We highlighted the importance of unified communication to encourage quicker responses from city officials regarding safety issues.
 - Regarding traffic flow on East Side Road, it was suggested that addressing the curve could allow for two lanes of traffic, which would enhance safety for pedestrians, especially children.
 - We noted the upcoming construction of a fire station across from Appleton, which may impact traffic flow further.
 - There is a strong advocacy for proactive measures to address traffic concerns before new homes are built in the area.
 - One homeowner raised questions about the connection between neighborhood issues and the nearby school, especially regarding parking on H Road during drop-off and pick-up times.
 - We pointed out that state law prohibits parking within 50 feet of stop signs, which complicates turns onto major roads.
 - It was recommended to contact the Sheriff's Department to monitor parking compliance during peak hours.
 - Mark S. shared that consistently reporting issues to the city can lead to better outcomes, particularly when multiple complaints are made.
 - There's also an online system available for reporting concerns, which can help with documentation.
 - We identified the recent changes in the school district's leadership, including a new safety director, as an opportunity to advocate for safety improvements.
 - Lastly, we suggested that the elementary school could play a key role in promoting safety for children in the neighborhood.
- **Short-Term Rentals Discussion**

- Short-term rentals haven't had a significant impact on the neighborhood so far, but there are frequent inquiries about their allowance within the CC&Rs.
- For example, in Florida, a minimum stay of 30 days is implemented to promote community stability.
- There's support for a rental period of no less than 30 days, though concerns were raised that even this might lead to undesirable tenant turnover.
- Michelle Urban highlighted the need for stricter regulations due to potential negative impacts from both short- and long-term rentals.
- A formal amendment would require 67% homeowner approval, which involves a lengthy legal process of drafting and outreach.
- One suggestion was to have an 11-month proxy period to engage homeowners before voting.
- The Board could adopt a policy to prohibit short-term rentals for a fee of \$150, but this may face legal challenges.
- Legal costs for amending the CC&Rs are estimated to be between \$1,500 and \$2,000, covering printing and mailing.
- Comprehensive materials will be needed for homeowners to understand the process, including a summary letter and proxy forms.
- Active participation and engagement are crucial to ensure adequate homeowner involvement.
- It was suggested to form a committee to collect signatures and promote awareness about the amendment.
- We encourage all attendees and online participants to express their support for the amendment, emphasizing the importance of collective effort and financial commitment.

Voting for Amendment change for Vacation Rentals and Changes to CC&Rs

- In Favor (YAY): 9 votes(in-house): 5 Votes Zoom: TOTAL:14 Votes
- Against (NAY): 0 votes

There were no opposing votes, either in person or via Zoom. The motion passed unanimously.

- The homeowners are encouraged to explore Vrbo and Airbnb websites to see the number of nearby properties, particularly on K Road and L Road, which highlights the potential for short-term rentals in our community.
 - We've received daily inquiries from individuals relocating from Denver who are interested in establishing businesses and possibly short-term rentals in the area. Without an amendment to prohibit these rentals, we may see an increase over time.
 - Previous discussions showed support for pursuing long-term solutions to manage short-term rentals, but we're also considering interim measures for immediate action.
 - One proposed interim measure is the "toothless dog policy," which aims to address short-term rentals while we work on a long-term solution.
 - Homeowners are invited to express their support using the hand-raising feature for those participating via Zoom.
 - The Colorado Association of Realtors has noted that enacting a policy against short-term rentals would prohibit existing operations after one year, which could deter potential investors.
- The board will proceed with implementing the interim policy while simultaneously initiating the amendment process for the CC&Rs to formalize regulations against short-term rentals.
 - **ACTION ITEM:** Mark is tasked with preparing a draft for a vacation rental prohibition. The board will review and collaborate on the draft policy. Approval requires a simple majority vote. Once approved, the policy will be made visible on the community website. Following the policy implementation, if directed by the board, preparations for amending the CC&Rs will commence.
 - **Discussion on Undeveloped Property and Enforcement Challenges:**

- The HOA has reached out to code enforcement and issued fines, but unfortunately, the property owner has not responded adequately.
- We are following the updated enforcement policy under House Bill 22-1137, which requires extended timeframes and formal notifications before taking further action.
- If the property owner does not address issues, such as overgrown weeds, the HOA may hire a vendor to resolve these problems, with the associated costs charged to the owner's ledger.
- Fines for violations are capped at \$500, but any expenses incurred from vendor services can be billed separately.
- The undeveloped property was sold to a farmer, but communication with the current owner has unfortunately stopped.
- If fines remain unpaid, the HOA has the authority to place a lien on the property and may need to consider legal action if necessary.
- **Discussion on Proposed Bylaw Amendment**
 - We propose amending Article III, Section 1 of the Bylaws to state: "The annual meeting shall be held at a location, date, and time of the Board's choosing."
 - This amendment will give the Board the flexibility to choose meeting logistics, helping to address various needs and circumstances that may impact attendance and participation.
 - For the amendment to pass, a majority of 51% of those present (either in person or online) must approve it. If approved, the President will sign the amended bylaws.

Motion: Paul Winfred McCahon

Seconded by: Park Douma

In Favor: 9 votes (In-House), 5 votes (Zoom)

Against: 0 votes (In-House), 0 votes (Zoom)

Total Votes: 14

- The amendment has passed successfully! With unanimous support, the Board will now have more flexibility in organizing meetings. It's wonderful to see that everything is aligned with regulatory requirements as well.

Budget

- Mark opened discussion to members of the community for the Budget.
 - Julie Adams: We are not proposing to raise our dues this year. We are setting a thoughtful approach to the landscaping and budgeting process. Starting with a manageable number of trees makes sense to avoid overwhelming homeowners with costs. We have a 2-year contract with TLC: The Landscaping Center and we will be considering bids for insurance.
 - Mark stated: I see you have Amfam and their reputation for competitive pricing seems beneficial for your HOA.

Discussion/2025 Budget Review

In accordance with the Declaration, Art. V. Section 5.2 (b), Unless at that meeting a majority of all Owners reject the budget, the budget is ratified, whether or not a quorum is present.

Motion to approve the budget for 2025 as drafted.

First: Cody Wright

Second: Marvin Lean

YAY: 9 In -House; 5- Zoom

NAY: 0 In-House; 0-Zoom.

Budget is approved.

Elections: Board is a 1-year term; 3 Board Members.

To the current board, if they choose to remain on the board they will remain on the board as appointed directors, as chain of command appointees.

Entire Board will stay on the Board as Appointee's.

Appointed for Member @ Large: Marvin Lein

1 Year term

Motion: Julie Adams

Adjournment

After returning to the office 2 proxies had arrived prior to the meeting and were valid.

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 12:16 PM

The meeting adjourned at 12:16 PM.

Signature

Date