

2024 ANNUAL MEETING MINUTES

Valley Meadows East HOA

Wednesday November 13th, 2024, 3:00pm – 640 Belford Ave Grand Jct. CO 81501

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00pm.

In Attendance

Ron Velarde James King (Zoom)
Rick & Christine Dulaney
Mike And Bonnie Lightfoot
Lorrie Tarsky
Rick Fowler
Pat Backes (Zoom)

Proxies

13 proxies
received.

Management

Mark Shoberg HOA
Manager
Nicholle Machen HOA
Agent

With 13 proxies received and owners from 9 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager

Nicholle Machen introduced herself as an HOA Agent

The Board introduced themselves:

Rick Dulaney HOA President

Lorrie Tarsky HOA Secretary

Christine Dulaney HOA Treasurer

Approval of 2023 Minutes

First motion: Lorrie Tarsky

Second motion: Bonnie Lightfoot

None opposed.

2023 minutes were approved and signed by Rick Dulaney.

Old or New Business

- The board brought up the issue of the fence again, however those repairs plan to be made in January.
 - The board declined to discuss the new laws regarding the CTA/Corporate Transparency Act.
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Budget

- The board is trying to rebuild their reserve funds after last year's expenses on irrigation repairs.
 - The board discussed being responsible for the maintenance on the lateral channel, they discussed renting heavy equipment to dig out the trench. Possibly consider every other year.
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Discussion/2025 Budget Review

Motion to approve the budget for 2025 as drafted.

First: Christine Dulaney

Second: Bonnie Lightfoot


11/5/25

Opposed. 2 Proxys
Budget is approved.
Dues Increase to \$457.38 Per Year Due Jan 1st

Elections:

Nominations: Rick Dulaney (President)

2024-2025 Year term

Motion: Self Nominated

Second: Lorrie Tarsky

None opposed.

Nominations: Alex Gaytan (Vice President)

2024-2025 Year term

Motion: Rick Dulaney

Second: Christine Dulaney

None opposed.

Nominations: Lorrie Tarsky (Secretary/Treasurer)

2024-2025 Year term

Motion: Self Nominated

Second: Christine Dulaney

None opposed.

Nominations: Christine Dulaney (Board Member)

2024-2025 Year term

Motion: Rick Dulaney

Second: Mike Lightfoot

None opposed.

Nominations: Bonnie & Mike Lightfoot (Board Members)

2024-2025 Year term

Motion: Christine Dulaney

Second: Lorrie Tarsky

None opposed.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:22pm.

Motion:

None opposed.

The meeting adjourned at 3:22pm.

Rick Dulaney

Signature

11/21/2024

Date