

2023 ANNUAL MEETING MINUTES

Arlington Villa HOA

March 13, 2023, 3:30pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)

The meeting was called to order by Mark Shoberg from Bray HOA at 3:35pm.

In Attendance	Proxies	Management
Ian Kuhns, President	3 proxies received	Mark Shoberg, Bray HOA Manager Annie Shoberg, Bray HOA Manager

With 3 proxies received and owners from 1 unit present, quorum was not achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as the Bray HOA Manager.

Annie Shoberg introduced herself as a Bray HOA Manager.

The Board introduced themselves:

Board Member- Ian Kuhns

Approval of 2021 (for 2022) Minutes

There was a motion to approve the 2021 (for 2022) minutes.

First motion: Ian Kuhns

Second motion:

None opposed.

2021 (for 2022) minutes were approved and signed by Ian Kuhns.

Old and New Business

- Can homes opt out of lawn treatments?
 - The president will collect names and addresses of those who would like to be excluded from lawn treatments. Management will reach out to Thompson's to exclude those addresses for future spring and fall lawn treatments.
- Can the association get a fixed basketball hoop?
 - Management will solicit a bid for a fiberglass or wooden-backed, permanently installed basketball hoop.

Discussion: 2023 Budget Review

- Trees were trimmed 2 years ago. Trees will continue to be reviewed annually or every other year.
- Landscaping remains the largest line item in the budget.
- Insurance covers the condos, liability, directors and officers' policy.
- There are no dues increase this year.

There was a motion to approve the budget as it stands.

First motion: Ian Kuhns

Second motion:

None were opposed.

The motion passed.

Annual Elections

3 positions were open for the board (1-year terms). Quorum was not met, so no elections were held. Ian Kuhns was appointed to the board.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:50pm.

Motion: Ian Kuhns

None opposed.

The meeting adjourned at 3:50pm.

Mark Shoberg

Signature

6/20/2024

Date