

2024/2025 ANNUAL MEETING MINUTES

Garden Grove Townhomes HOA

November 25th, 2024, 3:03pm – 640 Belford Ave, Grand Junction Co. 81504

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:03pm.

In Attendance

Deanna Miller
Michael Murdie
Janie Ostlund
Bradley & Lisa Sommers
Luann Stone
Lassie Summers
Brian Wingfield
Kay Coulson
Don Curtis
Kyrke Baillie
Connie Bennett
Ed & Patricia Brown
Betty Burdette
Lori & David Drawl
Vicki Duneman
Jennifer Flood
Peggy Foss
Carolyn Holmgren
Barbara Leonard
Emerson Maag

Proxies

8 proxies
received.

Management

Mark Shoberg HOA
Manager
Nicholle Machen
HOA Agent

With 8 proxies received and owners from 19 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:

Mike Murdie, HOA President
Brian Wingfield, HOA Vice-President
Patti Curtis, HOA Treasurer
Janie Ostlund, Board Member
Carolyn Holmgren, Secretary

Approval of 2023 Minutes

First motion: Don Curtis

Second motion: Vicki Duneman

None opposed.

2023 minutes were approved and signed by Michael Murdie.

Old or New Business

- Insurance Claim Resolution: The Board discussed the initiation of roof repairs as early as next spring. They plan to address the repairs one building at a time, prioritizing those in the most urgent need. It was noted that homeowners will be responsible for any necessary substrate repairs; however, they will have the option to pay for these repairs over the course of one year.
- The Board announced the receipt of the settlement check, stating that while they are still bound by the terms of the NDA, they are able to disclose the amount received, which is \$357,396.92. Legal paid itself from the proceeds and it cost the HOA nothing.
- The Board addressed the varying needs for roof repairs and replacements across the community. What is the difference between repairs and replacements? In most or all cases, roofs will be replaced, which include replacing drip edge, tar paper, flashing and new shingles. It will be based on the contractor's suggestion/s.
- A question was raised regarding landscaping services, as the contract with Bookcliff has ended. The Board confirmed that Lush Green is scheduled to begin landscaping services on 01/01/2025.
- A question about when exterior clogged French drains will be fixed. The board responded it is ongoing, but the goal is to have all completed in the near future and there are a few remedies based on the location of the downspouts.
- Two owners requested quarterly board meetings that included notifying the owners as more would like to attend.
- An owner requested evening, annual meetings. Mark responded HOAServices charge for evening meetings, but if the board approved, meetings could be held in the evening. If the HOA did not want to pay the additional fee, HOAServices could set up the meeting and not attend. HOAServices would need minutes from the meeting, but it was not a problem. The board related they would discuss for the future.

Budget

- The irrigation system requires reassessment, repairs and maintenance.
- The Board also discussed the possibility of increasing dues. Instead of having special assessments.
- It was noted that large tree roots and silt are causing damage to the irrigation system, with control valves failing as a result.
- Sprinklers will need to be adjusted at the beginning of each season.
- Homeowners have been asked to conduct a loss assessment for their properties. They can go to their insurance agent and request a rider for their homeowner's policy to include coverage of any special assessment.
- The Board plans to cover irrigation costs using the funds available in the operating budget and not from Reserves.

Approval of 2025 Budget

Motion to approve the budget for 2025 as drafted.

First: Don Curtis

Second: Brad Sommers

2 Opposed.

Budget is approved.

Elections

Request from the floor for candidates. Two owners responded.

Nominations: Don Curtis
3 Year term
Motion: Self nominated
Second: Vicki Duneman
None opposed.

Nominations: Patti Curtis
Motion: Self nominated
Second: Kay Coulson
None opposed.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:13 pm.

None opposed.

The meeting adjourned at 4:13 pm.

Signature

Date