

# 2023 ANNUAL MEETING MINUTES

## Good Hope Townhomes HOA

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January 25, 2023 @ 12:00p.m. – 640 Belford Avenue.

The meeting was called to order by Mark Shoberg, Bray HOA at 12:03pm

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<b>In Attendance (In Person and via Zoom)</b>	<b>Proxies</b>	<b>Management</b>
BJ Adams-McQuiston		Mark Shoberg Bray HOA
April Berg		Manager
Josiah Bohrer		Annie Shoberg Bray HOA
Rhonda Bumgardner (2)		Manager
Bill Fister	6 proxies received	Cayce Haren Bray HOA
Dave Hallenbeck		Assistant (Zoom)
Ashley Jagodzinski		
Cynthia Jones		
Pam King (2)		
Cassandra Kitchen		

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With 6 proxies received and 18 unit owners represented (8 in person and 4 via zoom), quorum was **not** achieved.

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### **Introductions**

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

Annie Shoberg introduced herself as a Bray HOA Manager.

Casey Heron introduced herself as the Bray HOA Assistant Manager.

The Board introduced themselves:

Director: Josiah Bohrer (2022-23)

Director: April Berg (2022-23)

Unit owners introduced themselves in person and online.

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### **Approval of 2022 Minutes**

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Motion to approve 2022 minutes as written.

First motion: Dave Hallenbeck

Second motion: BJ Adams-McQuiston

None opposed.

2022 minutes were approved, signed and dated by Josiah Bohrer.

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## Old and New Business

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### Roofing

- The roofing system at 556 B West Good Hope is failing.
  - During installation, it wasn't flashed properly, so it's wicking, and water is getting into the unit on a regular basis. With all of the leaking and moisture issues, it's uncertain how much sheeting will need to be replaced, however, the substrate needs replacement in several places.
  - The HOA took bids, and according to Total Roofing Systems, it may cost up to \$50,000 to replace the roof for this unit. The company will only charge for what it costs, however, it is the responsibility of the HOA to make the unit whole. Total Roofing System offers 0% financing and payments, but we do not know all the terms of their financing.
- 80% of the neighborhood roofs have been repaired or replaced. 20% remain in disrepair.
  - After a large windstorm, the HOA attempted to file a claim for wind damage on the roofs. 80% of the roofs were replaced in October of 2019. There was another windstorm in 2022, so the HOA attempted to claim again, however, the remaining damages didn't meet the deductible, so it didn't make sense to file a claim for the remaining 20%.
  - As roofs get replaced, 3 tabs are replaced with architectural shingles
  - The oldest buildings are being repaired first
  - The cost to replace the remaining roofs would be a minimum of \$200,000.
    - The HOA could look at replacing all of the roofs
    - It could take a couple of months to get a bid
    - If a loan were taken out, payments would be made out of the operating budget
    - The HOA could request the max number of years for repayment
    - Bray recommends completion of 556 now and an estimate for the remaining units
- There was a motion to:
  1. Get a bid on repair or replacement for the remaining 20% of roofs
  2. Repair 556 the most urgent unit, as soon as possible
  3. Look into 0% interest terms and send a newsletter to the HOA regarding findings
  4. Allow the board to make a decision of whether or not to move forward on the bid and negotiate terms
  5. Use the allotted operating budget of \$20,000, plus \$10,000 of the paint budget, towards roofing payments
    - Motion: Rhonda Bumgartner
    - Second: Josiah Bohrer
    - In favor: 7 in person, 4 online
    - Opposed: None
    - The motion passed. The roofing for 556 is a priority and the HOA will educate members after a decision has been made on financing the remaining roofs.

### Operating Budget

- Other repairs allocated for 2023 are gutters, common leaks, and painting.

- Polybutylene lines have been buried 8' down throughout the HOA. When lines break under sidewalks or parking areas, the budget is negatively impacted.
- Last year, the HOA barely had money to pay sewer and water bills. There may be other polybutylene breaks (as evidenced by higher than average water use within the HOA). Because of the high water table, the ground is saturated, so it's difficult to locate breaks until they bubble up or surface. The cost to maintain this issue has been \$25,000 per year which has taken away the ability to complete painting, trees, and fencing. The HOA simply hasn't had the money to take care of all issues.

### **Policies**

- On August 10<sup>th</sup>, 2022, house bill 22 1137 passed. It mandated changes to all Colorado associations regarding dues and collections, effective January 2023.
  - To be compliant, HOAs must update their policies. Bray offers this service for \$250. If an HOA enforces and collects, the policy must be updated.
  - Motion for Bray to modify policies for \$250 and accept updated policies:
    - Motion: Pam King
    - Second: Dave Hallenbeck
    - None opposed.
    - The motion passed. Bray will modify the HOA policies for \$250.

### **General Comments from the Community:**

- The lawns are looking a lot better.
- The company did a good job with the new sprinklers in the park.
- The lawns are being over-watered in the spring.
  - Bray will reach out to ensure that the lawns are being watered every-other day, not every day.
- Roofs should take priority over rock work.
- Architectural requests to replace grass with rock will be approved.

### **2023 Budget**

- Mark S opened up discussion regarding the 2023 budget.
- The tree budget increased because trees have come down.
- In the absence of a majority of homeowners to not-approve it, the board automatically ratified the budget.
- BJ Adams-McQuiston expressed interest in having Ben Rose return to replace dirt in her driveway. Dave Hallenbeck or Josiah Bohrer offered to supervise.
- After roof repairs, the next large project will likely be the parking lot which could be around \$250,000. A project of this size is likely about 10 years away.
- The HOA took a vote to approve the budget as it stands (dues of \$215).
  - Motion: Dave Hallenbeck
  - Second: Josiah Bohrer
  - Opposed: 5 proxies, none in person
  - The opposition did not meet the threshold to reject the budget, so the budget is approved.

## **Elections**

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- Josiah Bohrer was willing to serve for another year. He will be the new board President.
  - April Berg was unable to serve for another year, so her term came to an end.
  - Caitlynn Park did not attend and was therefore not available to be reelected or appointed.
  - Mark Shoberg asked if anyone would like to be appointed to serve by Josiah Bohrer. There were no volunteers.
  - At this point in time, Josiah Bohrer is the only board member, and he can appoint others to the board.
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## **Discussion on Community Priorities**

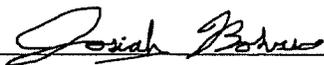
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- Dave Hallenbeck resigned from the neighborhood watch due to health reasons. The HOA would like to recruit new volunteers to be assertive and address issues. Bray will mention this in the next newsletter. Anyone who is interested in the position can reach out to Dave Hallenbeck for further instructions.
  - The HOA doesn't have any jurisdiction over USPS; owners may report issues to the postal service directly.
  - Bray will evaluate Cassandra Kitchen's front wall bowing out to see if it is covered by the HOA or homeowner. (559 #E South Park Cir)
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## **Adjournment**

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- With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.
  - Motion: Dave Hollenbeck
  - None opposed.
  - The meeting adjourned at 1:25 pm.



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Signature

1/28/2023

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Date