

2025 ANNUAL MEETING MINUTES

Good Hope Townhomes

March 26, 2025, – Bray Education Center; 637 North Avenue, Grand Junction CO 81501

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

In Attendance

HOA Member Names:

BJ Adams-McQuiston
Dave Hallenbeck
Ashley Jagodzinski
Lorinda Beckley
Gregory Birely
Rhonda Bumgardner (2)
William (Bill) Fister
Kaileigh Lyons
Brittany Taga

ZOOM:

Barbara Bishop
Pamela King
Cynthia Jones
Cassandra Kitchen

Proxies

10 proxies
received.

Management

Mark S HOA
Manager
Rebekah Webb
HOA Agent
Cayce Haren HOA
Assistant Manager

With 10 proxies received and owners from 14 units represented; quorum was achieved.

Introductions

Mark Shoberg, herein referred to as Mark S introduced himself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

Rebekah Webb introduced herself as being with HOAServices

Board Members Present

Bill Fister
Ashley Jagodzinski
Barbara Bishop

Approval of 2024 Minutes

Mark S asked for a motion to approve the 2024 minutes

First motion: Bill Fister

Second motion: Ashley Jagodzinski

None opposed.

2024 minutes were approved.

Old or New Business

Mark S opened the discussion to the board first

- The board had no old or new business to discuss

Mark S opened the discussion to the owners

- Discussion on reminders to be put in the next newsletter
 - Reminder to keep dogs on leashes and clean up after them.
 - Dumpsters are for household rubbish only, not appliances or furniture.
 - Residents are asked to report those misusing the dumpsters.
- Discussion on Dog Waste Violations
 - A resident complained about people not cleaning up after their dogs.
 - It was noted that there is a fining system for violations, but a recent house bill (221137) has made it more difficult.
 - HOA needs proof (pictures) to issue fines.
 - Fines can be issued up to a maximum of \$500, but a 72-hour notice to cure the violation is required.
- Discussion on Globe Fixtures/Lighting
 - Owner asked who was responsible for the globe security lights
 - It was noted that this discussion is currently with the board as there is no current parameters in the CC&R's
 - A policy has been discussed. The board is working on creating fair rules for these lights.
 - If the light is close to a unit, it may become the unit owner's responsibility to replace it.
 - This would require an ACC request to replace it
 - Discussion about broken or non-functioning globe fixtures.
 - There is not a lot of money in the budget to replace these from scratch.
 - Discussion that some lights are tied to individual units, some to common areas, making electrical tracing difficult.
 - Consideration of deadheading current lights and using solar lights as a cheaper alternative.
 - Please let us know if there is a light that is out or broken
- Discussion on Pest Control
 - A resident noted an increase in wasps and asked about mitigation plans.
 - There is nothing budgeted for pest control in 2025; focus is on roofs and major repairs.
 - Residents are encouraged to maintain pest control within their units.
 - The HOA will address active nests in common areas.
- Landscaping:
 - A resident questioned the landscaping costs.
 - The HOA has multiple common areas that need to be maintained.
 - The HOA shopped around for landscaping bids.
 - The current landscapers are considered a medium tier, doing good work at a medium price.
 - One owner mentioned the idea about removing the landscaping contract entirely and sourcing neighborhood volunteers.
 - Liability concerns with volunteers were raised.
 - It was noted that the HOA is required to maintain landscaping as part of the CC&R's and county requirements.
 - One owner mentioned the idea of selling common areas to homeowners,
 - It was noted that it requires 67% approval from all owners and legal costs.
 - A resident complained about the landscaping destroying the front of their house.
 - The same resident suggested a community craft fair or yard sale in the community park to raise funds.

- Liability is a concern.
- A resident noted that there are very limited board meetings on the website. And there is a need for more information to be available.
 - It was noted that being on the board is a volunteer position and it is challenging at time to coordinate everyone's schedules.

Budget

Mark S opened the budget for discussion

- Discussion on Inflation Mitigation
 - A resident asked how the HOA is mitigating the costs of inflation.
 - It was noted that the HOA has reviewed line items and shopped around for bids.
- Discussion on Insurance
 - Was able to get a \$6000 reduction.
 - AmFam got out of the HOA insurance business in 2025, they terminated all HOA insurance.
 - It was unverified at the time if the HOA has terrorism insurance, but if it does, it is at a minimal cost..
- Discussion on issue of delaminated siding and the need for repairs.
 - It was noted that HOA funds would be determined on which of two proposed budgets for 2025 was approved at this meeting.
 - It was noted that some repairs might have to wait until funds are available, with roofs being the top priority.
- Discussion on the need for constant increases in dues to catch up on roof replacements and other maintenance tasks.
- It was noted that the HOA is currently negotiating an upgrade to the roofing material to improve its durability.
- Discussion on the idea of a special assessment for the roofs \
 - A resident asked why a special assessment was not put in for the roofs to begin with.
 - It was noted that the board could pass a special assessment with no homeowner vote under the new CC&R's
 - A resident noted that there are several members of the community that simply can't afford them.
 - It was noted that the board is conscious of owners' fixed budgets and would only consider a special assessment as a last resort
- Discussion on the responsibility for fence and window trim repairs
 - It was noted that this is technically HOA but there is not enough money in the budget
 - If owners want to make a repair at their expense they can submit an ACC request for approval
 - A resident asked if they are going to have a problem if they replace the whole section to the entry with dog ear fence?
 - No, if you fill out your ACC request, the dog ear is part of the fence policy.
- Discussion on Non-Payment/arrears Issues
 - The HOA is aggressive in its collection policy, with a 92% return rate.
 - The HOA is working on collecting arrears.
 - A recent house bill (221137) has made the process more difficult.
- Discussion on parking lot expenses
 - It was noted that the money is intended to be used for cold patch to repair potholes.
- Discussion on what the \$42,000 will cover for roof repair
 - It was noted that it will cover a large building and some maintenance.
 - Brothers Roofing will include roof tune-ups as part of their contract.

- Discussion on capital reserves:
 - A resident questioned the capital reserves on both proposed budgets.
 - It was noted that the money will be split up into 12 monthly payments and automatically go towards reserves.
 - It was noted that the HOA is underfunded compared to what the state of Colorado recommends.
 - It was noted that CCIOA recommends allocating 10% of gross income into capital reserves.
- Discussion on insurance
 - A homeowner noted that the new policy was stated as having an annual premium of \$47,000 and questioned why the 2025 insurance was only budgeted at \$41,000.
 - A representative from HOA Services stated the new policy will run through August 2025.
 - The new proposed insurance policy would have a decrease in the annual premium compared to the current insurance policy, which has an annual premium of \$53,000.

***It was noted that the budget is about 2-3 months out of date due to preparation for the meeting

Mark S asked for a motion for either the \$250 proposed budget or the \$265 proposed budget

There was a motion to approve the \$265 proposed budget

First: Bill Fister

Second: Cynthia Jones

Yes: 5 in-person, 1 proxy, Total 6

No: Total 9 votes

Motion passes and the \$265 proposed budget is effective June 1, 2025

***It was noted that a simple majority present would need vote to reject the budget, which would be 13 owners

- The meeting discusses a vote on increasing monthly dues from \$250 to \$265. Initially, there was confusion about the voting process, leading to a debate about whether homeowners had a clear opportunity to choose between the two options. The board clarifies that they could have automatically increased dues by up to 10% without a vote but chose to seek homeowner input.
 - The board recommends the \$265 option to address deferred maintenance issues, while some homeowners express concerns about the voting process rather than the increase itself
 - After some discussion, a motion is made and passed to amend the original vote, allowing homeowners to choose between \$250 and \$265 monthly dues.
 - First: Dave Hallenbeck and Ashley Jagodzinski
 - Second: Barbara Bishop
- 1 voted No. The motion passes.

There was a motion to approve the \$250 proposed budget

First: Brittany Taga

Second: Lorinda Beckley

Yes: 7 in-person, 8 proxy, Total 15

No: 6 in-person, 1 proxy, Total 7

Motion passes on the \$250 proposed budget

Elections

Barbara Bishop ended her term on the board

Bill Fister and Ashley Jagodzinski agreed to serve on the board for another term, and Brittany Taga volunteered to serve on the board. Mark S asked for a motion for these 3 owners to be elected to the board.

First: Dave Hallenbeck

Second: Lorinda Beckley

None opposed. Bill Fister, Ashley Jagodzinski, and Brittany Taga are elected to the board to serve a 1-year term

Barb is thanked for her past service as she steps down.

Adjournment

The meeting concludes with a brief discussion about roof protection methods, with the board advising against using spray protectants due to cost and effectiveness concerns.

With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 4:29 pm.

Motion: Dave Hallenbeck

None opposed.

The meeting was adjourned at 4:29 pm.

Signature

Date