

2023 ANNUAL MEETING MINUTES

Grace Park II Condominium Association

April 13 @ 3:30p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, HOAServices INC

In Attendance Board	Proxies	Management
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Mandi Backes

Matthew Bonner-Moss

Karen Ewall (zoom)

Constance Combs (zoom)

Josh Fritz

Janell Gear (3 Properties)

GLT Properties LLC (7 Properties)

Elaine Sapp

Jeanne Thoele

Christina Tyre

4 proxies received.

Mark Shoberg

Cayce Haren

With 4 proxies received and 18-unit owner's present, it was announced that quorum had been achieved.

Introductions

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

The current board introduced themselves:

Josh Fritz, Janell Gear, Karen Ewall, and Jeanne Thoele

Approval of 2022 Minutes

Mark S. requested a motion to approve the 2022 minutes.

First motion: Josh Fritz

Second motion: Jeanne Thoele.

None opposed.

2022 minutes Approved.

Discussion on New and Old Business

Mark S opened the discussion for old and new business.

- Discussion on violations during the holiday season November 15 – January 2
 - Mark S. explained HOAServices policy on violations during this season is that unless it is hazardous/ or dangerous issue, management does not send out violations during this time. HOAServices believes that a violation should not be a negative catalyst for an owner or resident during this time of year. If the renter has trash issues, they do reach out to the owner with an unofficial request to clean up, but they will not send a violation during this time.
 - In the future the board could evaluate violations on a case-by-case basis (but managements stance is the above bullet point)
- Discussion on stages in the new covenant enforcement policy in response to HB-1137
- Discussion on New towing bill HB22-1314 and how it affects the HOA.
 - No longer can the HOA tow vehicles for expired tags or no plates.
 - The board, HOA designated committee, or management can tag inoperable vehicles with a 24 hours' notice to have it towed.
 - The question was asked how someone would determine if a vehicle were inoperable.
 - It must be very clear.
 - If a police report is filed, they can also determine once they contact the owners.
 - One owner questioned the parking sign that was in the HOA regarding “parking for residents only all others will be towed.”
 - Mark S explained that this sign is no longer enforceable.
 - Only be enforceable if a registered parking sticker policy was in place.
 - Still must give 24 hours' notice before towing.
 - The only place we can tow from is a designated handicap parking spot.
- Discussion on decks/railings/stairs repainting
 - One owner brought up two buildings of concern that really need to be redone.
 - Buildings 1105 and 1107
 - Mark S stated that 3 were completed last year and the HOA is budgeted to complete 3 more this year.
 - One owner brought up that in the past the decks/railings/stairs were not done well and were just stained.
 - Mark S. explained that they are being painted now, and that Mark S. and Scott walk the property with the painting tech to ensure the job is getting done correctly.
- Discussion on coolers
 - Mark S. explained that we are looking to have a tech out to start up the coolers at the end of April or early May.
 - A notice will be sent out to owners soon.
 - Because the water lines are on the outside of the units, residents will not have to be present for the start up. If the cooler is not working after a set date, we ask that you contact management to have a tech come back out to address the specific cooler.
- Discussion on landscaping and the infestation on the Japanese Beetle
 - It was discussed that this currently not in the Fruita area.
 - It is in the Appleton area.

- If these are seen in the community let us know at contact@hoaservicesco.com with a picture of the Japanese beetle.

Budget

Mark S opened discussion on the proposed 2022 Budget.

- Discussion on HVAC/Coolers and why it is budgeted for \$28,000.
 - Mark S. explained that this item is budgeted high because the HOA does start-up, maintenance, and winterization for all coolers in the HOA.
 - due to fires the past two years and retrofitting the waterlines to the outside of the unit's maintenance is higher.
 - We hope to see costs go down this year to the regular amount of \$20-23K.
 - HOA will pay for and replace pads in cooler If they are worn out or not working.

Mark S. asked for a motion to approve the 2023 budget with dues increase to \$140.00/month effective June 1, 2023

1st Motion: Josh Fritz.

2nd Motion: Jeanne Thoele.

None opposed.

Budget Passes.

- One owner asked when the online payment portal would be ready.
 - Mark S. explained that we are hoping to have the payment portal available within the next few weeks.
 - We will email homeowners once this is available.
 - * Please note that you do need to have an email to be able to use this service

Elections

All positions on the board are open for election this year.

Josh Fritz

1. Self-Nomination Josh Fritz
2. Debbie Thomas
 - None opposed, Josh will serve a 2-year term.

Janell Gear

1. Self-Nomination Janell Gear
2. Josh Fritz

- None opposed, Janell will serve a 2-year term.

Matthew Bonner-Moss

1. Self-Nomination Matthew Bonner-Moss
2. Josh Fritz
 - None opposed, Matthew will serve a 2-year term.

Jeanne Thoele

1. Self-Nomination Jeanne Thoele
2. Janell Gear
 - None opposed, Jeanne will serve a 1-year term as a member at large none voting member.

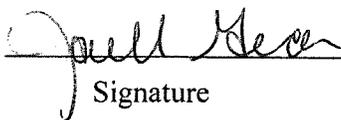
Adjournment

With no further business to discuss, Mark S. asked for a motion to adjourn the meeting.

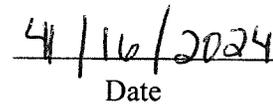
Josh Fritz motioned to adjourn the meeting.

No one present objected to the closing of the meeting.

The 2023 Annual Meeting was adjourned at approximately 4:22 p.m.



Signature



Date