

2025 ANNUAL MEETING MINUTES

Grace Park II Condominium Association

April 9, 2025 @ 3:30p.m. – Mesa County Workforce Center 512 29 ½ Rd. Meeting called to order at 3:31pm by Mark Shoberg, HOAServices INC

In Attendance Board	Proxies	Management
Constance Combs (zoom)		Mark Shoberg
Jeanne Thoele		Cayce Haren
Josh Fritz		Rebeckah Webb
Treca Hawthorn	8 proxies received.	
Karen Regan (zoom)		
Landon Satterfield (zoom) (3 Units)		
Dawn David (on zoom, this person did not appear as an owner of record for the HOA)		

Quorum With 8 proxies received and 26 -unit owner’s present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as being with HOAServices.
Rebeckah Webb introduced herself as being with HOAServices.
Cayce Haren introduced herself as being with HOAServices.

The current board that was present introduced themselves:
Josh Fritz and Jeanne Thoele

Approval of 2024 Minutes

Mark S. requested a motion to approve the 2024 minutes.

First motion: Josh Fritz
Second motion: Jeanne Thoele

None opposed.
2024 minutes Approved.

Discussion on New and Old Business

Mark S opened the discussion for old and new business.

- Abandoned Cars:
 - Issue with abandoned cars discussed.

- It was noted that a resident had contacted the Police Department, who stated that it was a private property matter.
 - HOA will place a tag on abandoned vehicles with a 7-day notice to move before towing.
 - HOA will work with the board member at large to coordinate towing
 - HOA needs 5 pictures of the vehicle to follow protocol
- Stair/deck Painting:
 - Peeling paint at buildings 1145 and 1137.
 - Please send HOAServices pictures and Vivax will be contacted to repaint.
 - It was noted that Vivax provides a warranty on their work
- Holiday Lights:
 - Rebekah is working on holiday light issues.
 - White Christmas lights are not acceptable as decorative lights.
 - Any questionable lights will be forwarded to the board for review.
- Coolers:
 - Coolers will be turned on early, weather permitting, aiming for the beginning of May.
- Decks:
 - Three decks completed this spring with Vivax, expected mid-June.
 - Will continue to update owners as we have more information

Budget

Mark S opened discussion on the proposed 2025 Budget.

- The proposed budget for the upcoming year was presented.
- The budget includes a 5% increase in dues, resulting in a monthly payment of \$157 per unit, effective June 1st.

There was a motion to increase the monthly dues to \$150.00 effective June 1, 2024

1st Motion: Josh Fritz

2nd Motion: Jeanne Thoele

One opposed via proxy

Budget Passes

Elections

2024-2025 Board Members:

President- Joshua Fritz 2023-2025

VP- Matthew Bonner-Moss 2023-2025

Secretary- Janell Gear 2023-2025

Non-Voting Board Member-Member at large Jeanne Thoele 2024-2025

Mark S opened the 2025 elections by stating that three board members were needed to serve

The current board of Joshua Fritz, Matthew Bonner-Moss, Janell Gear, and Jeanne Thoele was nominated to serve another term.

- 1st Motion: Josh Fritz
- 2nd Motion: Jeanne Thoele
 - None opposed
 - President- Joshua Fritz 2025-2027
 - VP- Matthew Bonner-Moss 2025-2027
 - Secretary- Janell Gear 2025-2027
 - Non-Voting Board Member-Member at large Jeanne Thoele 2025-2026

Adjournment

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

- 1st Motion: Josh Fritz
- 2nd Motion: Jeanne Thoele
 - None opposed

The 2024 Annual Meeting was adjourned at approximately 3:52 p.m.

Signature

Date