

2023 ANNUAL MEETING MINUTES

Mesa Estates HOA

November 29, 2023, 5:00pm – Chipeta Golf Course, 222 29 Rd, Grand Junction CO
 The meeting was called to order by Mark Shoberg from HOA Services Inc 5:01pm.

In Attendance	Proxies	Management
Ron & Norma Bailey		Mark Shoberg HOA
Betsy Radca		Manager
Sandra Geer		Annie Shoberg HOA
Pete Apodaca		Manager
Sherilan Aterburn		Mary Gotchey
Nina Baker		Accounting, HOA
James Bliese		Services
Debra Bliese		
William Bradford		
Michael Classen		
Carrie Cutter		
David Demott		
David & Diane Elliot		
Douglas Evenson		
Rex Garnes		
Lance & Patricia Harris		
William & Debra Hudson		
Betty Keck	13 proxies	
Gretchen Kimmerle	received.	
Mary & David Land		
Leonard Lane		
Mark Lewis		
Carolyn Maley		
Ken & Carole Modellmog		
Priscilla Peterson		
Valerie Pulsipher		
Richard Roeber		
Gregory Schmidt		
Lee ray Smith		
Marjorie Spehar		
Beverly Spevere		
Norma & Francis Stahl		
Jerry & Sharon Stevens		
Kevin & Laine Thomas		
John Vigil		
Anita Wagner		

With 13 proxies received and owners from 37 units represented in person (50 units total), quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager.

Annie Shoberg introduced herself as a HOA Manager.

Mary Gotchey introduced herself as Accounting for HOA Services.

The Board introduced themselves:

Ron Bailey

Betsy Radca

Sandra Geer

Approval of 2023 Minutes

A member read a list of discussion points from last year. There was a motion to approve the meeting minutes from January 2023.

First motion: Sandy Spicer

Second motion: Leonard Lane

None opposed.

The 2023 minutes were approved.

Action Item: HOA Services will reach out to Ron Bailey to sign the January 2023 minutes.

Action Item: HOA Services will send an email blast with the arborist's information so that members can use his services.

Old or New Business

- The 2024 budget anticipates dues of \$75 per month per lot.
- The revised report contains a budget which reflects updated numbers that have come in since the budget was initially prepared.
- The board solicited a lawncare quote from WD Yards. The irrigation system at Mesa Estates is complicated and takes years to understand. For this reason, the board chose to retain Thompsons lawncare services.
- The pond excavation project took place in January. 60 truckloads were taken out by Sorter. By comparison, the previous excavation removed 25 loads. The pond is 18" deeper now when it's full. This will allow extra days of irrigation if needed.
- Snow removal takes place when there are more than 2" of snow.
- The Welcome to Grand Junction sign is new.
- The last home in Mesa Estates has been built.
- Thank you to Lane who volunteered to perform pet waste cleanup.

- Trees spikes seemed to work, made trees functional.
- Arborist Jason Ritterly and CSU inspected the trees. Near 28.5 Rd, the ash trees have been impacted by ash boars. One tree was heavily impacted, and the HOA is in the process of treating the trees. The treatment will last 2 years, then the HOA will reassess. The City of GJ may help treat ash trees on individual properties, however, there is a fee.
- Tree trimming is coming up in January/February, when trees are dormant. The HOA may need to replace some shrubs.
- A homeowner expressed concern regarding tree/shrub maintenance.
 - “The HOA used to take care of these items and won’t now.”
 - Betsy: Ron has volunteered to help in the past; however, it has not been the responsibility of the HOA.
 - Owner: This was a surprise. Front yards were taken care of, and homeowners were told they would be taken care of when they purchased in the subdivision. \$75 fees are too low.
 - Management: According to the Declarations, Article 7.24, landscaping is the homeowner’s responsibility. Developers/real estate agents may have said otherwise, but the document stands. The CC&Rs would need to be amended in order to pay for landscaping. The HOA could be sued if they provided these services without amending the CC&Rs.
- Who handles co-joining lawns? Some timers are shared by 3-5 homes.
 - The HOA has to adjudicate the valves.
 - If a timer goes out that impacts the front lawn, the HOA covers the expense.
 - If the backyard goes out, the homeowner is responsible for the timer and repair.
 - Sprinklers and filters are the homeowner’s responsibility.
- It could take a full year to have a professional re-write of the CC&Rs. Hoskins Ferina and Kamph charges \$2-5K to perform this service.
- \$60K is spent on landscape maintenance (not irrigation). Where does this go?
 - Aeration, fertilization, weed control in the gravel beds, front yards, common areas, lawns, trim shapeable shrubs.
- The board will attempt to clarify who takes care of sprinklers, timers, and valves in front yards. The bottom line is if sprinklers break in front yard, notify management (contact@hoaservicesco.com). Management sends all communications to the board. The board is responsive and will either reach out to the homeowner directly or through the management company to provide next steps.
- Budget changes:
 - Saved \$1K on expected costs. The cistern is at an acceptable level and doesn’t need to be emptied.
 - Increased cost of printing/mailing
 - Insurance may go up (renews in December)
- Grubs were treated in July. There are no plans at this time to address the issue in 2024. Management recommends homeowners to treat with GrubEx if they’re worried. The city is working to eradicate Japanese beetles. Thompsons is approaching this on a case-by-case basis. It is contagious. The board is monitoring the situation. The board will communicate the decision and consider an option to opt in on backyards.

Budget

There was a motion to approve the 2023 budget as drafted.

First: Ken Modellmog

Second: Jerry Stevens

The budget was approved by 37 votes in person. None opposed in person. 1 opposed by proxy.

The 2023 budget is approved.

Elections

Betsy and Sandra recognized Ron's contributions to the HOA by presenting him with a wooden plaque.

Liz withdrew her application to run for the board this year as she believes John would be a good fit for the community. Ron invited her to serve on the sub-committee for CC&Rs. She has served on 3 boards; she currently serves on the board for Summer Hill.

There was a motion to elect John Vigil for a 3- year term.

Motion: Gary Nagy (proxy)

Second: Zandy Spicer

The members were unanimous in favor of John Vigil.

None opposed.

Adjournment

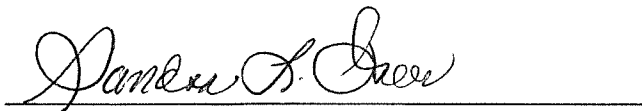
Ron provided a reminder that smoke alarms have a life expectancy of 10 years.

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 6:32pm.

Motion: Ron Bailey

None opposed.

The meeting adjourned at 6:32pm.



Signature



Date