

2023 ANNUAL MEETING MINUTES

Mesa Estates HOA

January 18, 2023 @ 5p.m. – 222 29 Rd, Grand Junction CO 81503 (Chipeta Golf Club House)

The meeting was called to order by Mark Shoberg from Bray HOA at 5:24pm.

In Attendance	Proxies	Management
Michael Andrews		Mark Shoberg Bray
Pete Apodaca		HOA Manager
Sherilan Arterburn		Annie Shoberg Bray
Norma Bailey		HOA Manager
Jerry Beal		
James Bliese		
John Boezwinkle		
Roanne Bradford		
Michael Classen		
David Demott		
Justen Duysen		
Elliot Contracting Inc		
Douglas Evenson		
Tony Farro		
Rex Garnes		
Sandra Geer		
Timroth Grant		
Lance Harris	21 proxies	
William Hudson	received	
Gretchen Kimmerle		
Kim Kimmerle		
Thomas Labine		
David Land		
Mary Land		
Mark Lewis		
Ken Modellmog		
Gail Mueller		
Priscilla Peterson		
Valerie Pulsipher		
Elizabeth Radca		
Richard Roeber		
Gregory Schmidt		
James Schoenfelder		
Charles Smith		
Marjorie Spehar		
Beverly Spevere		
Norma Stahl		

Jerry Stevens
Linda Stockton
Emanuel Toro
Jeffrey Visconti
Don Wagner
Ron Bailey
Betsy Radca

With 21 proxies received and owners from 40 units present, quorum was achieved.

Introductions

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

The Board introduced themselves:
Mark Lewis, HOA President
Betsy Radca, HOA Vice-President
Ron Bailey, HOA Secretary/Treasurer

Approval of 2022 Minutes

First motion: Justen Duysen
Second motion: Sandra Geer
None opposed.
2022 minutes were approved.

Discussion: 2023 Budget Review

Ron Bailey discussed the proposed budget for 2023.

- In 2023, the HOA will need to excavate the pond, which is a major construction project.
 - Due to burn scars resulting from forest fires, above-average silt is flowing into the irrigation system. The pond filled with silt in just three years of irrigation since the last cleanout.
 - In 2023, a permanent row of gravel on the north end of the pond extending from the ditch road into the pond will be built. The pond will then be fully excavated including the cattails which will be dug out entirely. This type of effort will likely need to be repeated in 3 years.
 - The HOA is mitigating the issue by creating a deeper pocket near the pump inflow pipe and angling the pond inflow pipe to the southeast after adding a 90-degree angle to the top of the pipe.
- Several years ago, Mesa Estates transitioned from the Declarant phase into the Post-Declarant phase. The Board intends to update the Covenants, Conditions, and Restrictions (CCRs) and Bylaws.
 - Procedurally, the board will modify the language to be more consistent with other associations and provide more clarity.

- This process will require legal guidance and review. An amount of \$3,000 has been budgeted for legal fees.
- Any changes to the Declaration must be approved by 67% of the owners. When the time comes, the board will call a special meeting so that owners can review, understand, and approve the changes.
- Reserves of \$50K are in line with Bray recommendations.
- With allocations for pond and landscaping taken into account, the Board proposed lowering dues from \$80 to \$75 for 2023.
- Homeowners discussed the increase in expense for Thompson Landscaping. The increase in the 2023 contract price is due to increases in fuel, labor, and fertilizer. There was general agreement that Thompson's is the best landscaping company that the HOA has used. Bray HOA encouraged homeowners to contact Bray HOA if there is ever an issue with landscaping.
- It is anticipated that the HOA may need to replace three Silver Maple trees this year. One homeowner suggested that the Board comes to next year's meeting with a proposal to address which landscaping areas will be addressed and how (i.e., Will sprinklers in the front yards be managed? When will the tree and shrub stop-gap replacement end?).
- A homeowner motioned to accept the budget as proposed
 - First Motion: Marjorie Spehar
 - Second Motion: Lance Harris
 - Mark S noted 2 homeowners who rejected the budget and 2 proxies that rejected the budget.
 - The budget was accepted as presented.
- A homeowner motioned to increase dues to \$80 for 2023.
 - First motion: Patty Visconte
 - Second motion: Charles Smith
 - 25 homeowners rejected the motion to place dues at \$80 for 2023.
 - 16 homeowners accepted the motion to place dues at \$80 for 2023.
 - The motion to move 2023 dues to \$80 was rejected. The budget for 2023 stands (dues at \$75 per unit).

Discussion on Proposed CC&R amendment changes

- Ron Bailey summarized the flag issue. Homeowner Jeff Visconti spoke to the community about his interest in amending the flag policy. Mark S from Bray referenced the House Bill which allows all flags to fly. He further clarified that the HOA has the power to dictate how many flags can be flown, how big the flags can be, and where they can fly. The current policy allows a 3'x5' flag to be flown in the backyard. Many homeowners expressed support of the American flag, however, there was concern that other flags could be flown which could arise in disputes, particularly among shared lawns.
 - A vote was taken. Should the community amend the flag policy to allow flags to fly on a pole in front yards?
 - 1st Motion: Pete Apodoca
 - 2nd motion: Zandy Spicer
 - Votes to amend: 3 in person and 4 proxies
 - Votes not to amend and to retain the policy as it stands: 36 in person and 12 proxies in favor.
 - As a result, the flag policy will not be changed. Flag poles may be placed in backyards only.

Elections

- In late November, the HOA sent packets to community members requesting bios from members who wish to be elected to the board. By the deadline, the board had received one response from Sandra Geer.
 - There was a vote to accept Sandra Geer.
 - Yes/accept: 37 + 15 proxies
 - No/reject: None
 - Mark S asked if any additional candidates would like to run and be nominated from the Floor. Thomas Labine expressed interest.
 - First motion to: Linda Stockton
 - Second motion: Justen Duysen
 - There were no votes for Thomas and the motion ended without a vote.
 - Sandra Geer was accepted to the Board and addressed the attendees by reiterating that she has previous HOA experience, settled a lawsuit for a previous HOA, and completed a Master Gardener course.
 - Amendment to the minutes:
 - After the meeting, the board determined the following positions:
 - Betsy Radca – President (2 years remaining)
 - Sandra Geer – Vice President (3 years remaining)
 - Ron Bailey – Secretary (1 year remaining)

Discussion on Community Priorities

- Mark S asked if there was any other old or new business.
 - Tricia Harris expressed interest in converting some green lawns to visually appealing xeriscaping (native vegetation or weed barrier or rocks) to conserve water. Mark S explained that homeowners have the legal right to transition their lawns to xeriscape. The HOA cannot mandate grass, however, they can determine the parameters around xeriscaping and mandate artificial turf to keep the community green.
 - Outgoing Director Mark Lewis's term expired this year. Homeowners thanked him for his service.
 - Anita Wagner expressed appreciation for the Board and community.
 - A homeowner thanked the "trash fairy" for their neighborly act of pulling trash cans up to the front of homes.
 - Mike Claussen expressed concern about renters who may be unaware of HOA policies. Bray reiterated that homeowners can go through Bray and Company to address violation concerns.
- Amendment to the Minutes: Due to time constraints, the Board failed to discuss this year's meeting date and that it has been set for November 29, 2023.

Adjournment

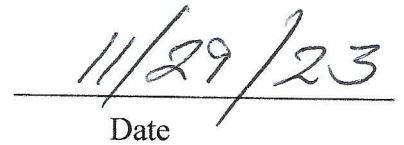
With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 7:15pm

Motion: Zandy Spicer

None opposed.

The meeting adjourned at 7:15pm.


Signature


Date