

# 2024 ANNUAL MEETING MINUTES

## Orchard Run HOA

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Thursday November 14<sup>th</sup> 2024 3:00pm – 640 Belford Ave Grand Jct. CO 81501

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

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### **In Attendance**

Kory Conrad  
Thomas Ela  
Neil Hajoglou  
William Mcneill  
Rina Kopp  
Sherly Quintana (Zoom)  
Kyler Vanderberg (Zoom)  
Sonja Miller (Zoom)  
Janet Rowland (Zoom)  
Shonda Hajoglou (Zoom)  
Karen Larson (Zoom)

### **Proxies**

7proxies  
received

### **Management**

Rebekah Webb HOA  
Agent  
Nicholle Machen HOA  
Agent

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With 7 proxies received and owners from 18 units represented; quorum was not achieved.

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### **Introductions**

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Rebekah Webb introduced herself as an HOA Agent  
Nicholle Machen introduced herself as an HOA Agent

The Board introduced themselves:

Neil Hajoglou, HOA President

Kory Conrad, Board member

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### **Approval of 2023 Minutes**

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First motion: Neil Hajoglou

Second motion: Kory Conrad

None opposed.

2023 minutes were approved and signed by Neil Hajoglou

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## Old or New Business

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- The board deliberated on enhancing enforcement measures for violations. It was noted that violations have been dormant for many years, and there is enthusiasm to recommence enforcement actions.
- The board addressed the issue of thistle weeds exceeding four feet in height, in addition to the presence of gravel piles.
- The condition of the signage was discussed, highlighting that they are currently degraded and dilapidated. Despite the recognition of this issue, budget constraints do not permit immediate rectification. There was also a proposal to extend electricity to the signage area to improve visibility through lighting.
- The possibility of scheduling meetings later in the day, post 5 PM, was considered. The board discussed the potential impact on costs and attendance and expressed openness to the idea for future meetings.

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## Budget

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- HOA Services mentioned that the previous management company did not provide substantial information. Consequently, the current budget projection lacks complete accuracy. It is anticipated that next year's budget will offer a more precise overview.
- The board inquired about the management fee exceeding \$10,000 and sought clarification on the services it covers. Rebekah explained that the fee includes all items covered in the management contract, including all administrative functions.
- The board discussed the landscaping budget of \$7,600 for the Patterson side. The hedges encroaching on the sidewalk were noted, and concerns were raised about the impact of over-trimming due to the lack of proper maintenance in recent years. The hedges are trimmed once a year with caution to avoid damage. While the board values the hedges for noise reduction, they plan to consider their removal in the future and are currently seeking bids for further trimming. They intend to wait for Mesa County to address the issue.
- The board discussed the condition of nearly falling fences. Neil mentioned that it is the homeowners' responsibility to repair their fences. If a fence falls or gets damaged, violations or repair demands will be issued.
- One of the members requested to be set up on a payment plan. Information about this will be sent to specific members, and it will also be included in future statements to ensure those who did not attend the meeting are aware of their options.

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## Discussion/2025 Budget Review

Motion to approve the budget for 2025 as drafted.

First: Neil Hajoglou

Second: Kory Conrad

One Opposed.

Budget is approved.

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## Elections

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Nominations: Neil Hajoglou  
**President** (Self-Nomination)  
Year term: 2024-2027  
Motion: Neil Hajoglou  
Second: Kory Conrad  
None opposed.

Nominations: Steve Feller  
**Vice President**  
Year term: 2024-2027  
Motion: Neil Hajoglou  
Second: Kory Conrad

Nominations: Kory Conrad and  
Julia Conrad  
**Board Member**  
Year term: 2024-2027  
Motion: Neil Hajoglou  
Second: Tom Ela  
None opposed.

Nominations: Shonda Hajoglou  
**Secretary/Treasurer**  
Year Term: 2024-2027  
Motion: Neil Hajoglou  
Second: Kory Conrad  
None Opposed

Nominations: William McNeill  
**Board Member**  
Year 2024-2027  
Motion: Neil Hajoglou  
Second: Kory Conrad  
None Opposed

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## Adjournment

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With no further business to discuss, Rebekah Webb asked for a motion to adjourn the meeting at  3:58 pm.

Motion: Neil Hajoglou

None opposed.

The meeting adjourned at  3:58 pm.

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Signature

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Date