

2025 ANNUAL MEETING MINUTES

Orchard Valley West HOA

February 13, 2025; Mesa County Workforce Center 512 29 ½ Rd

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

In Attendance

Chapman Creighton
Ken Kreie
Larry Davis
Brain Fraser
Eric Rink
Rosalind Daly
Randy Keller
Michael Redeker
Deb Thomas
Robert and Annie Payne (Zoom)
Sam Atkins (Zoom)
Virginia Keller (Zoom)
Tyler Glassman (Zoom))

Proxies

9 proxies
received.

Management

Mark Shoberg HOA
Manager
Rebekah Webb HOA
Agent
Cayce Haren HOA
Assistant Manager

With 9 proxies received and owners from 13 units represented; quorum was achieved with the simple majority.

Introductions

Mark Shoberg introduced himself as being with HOAServices.
Rebekah Webb introduced herself as being with HOAServices.
Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:

Ken Kreie, HOA President
Brian Fraser, HOA Treasurer
Sam Atkins, HOA board member

Approval of 2024 Minutes

First motion:

Second motion: Deb Thomas

None opposed. Larry Davis

2023 minutes were approved and signed by Ken Kreie the HOA Board President.

Old or New Business

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- Open to the Board
 - Board discussed that the swings in the park need to be replaced
 - Board already has the swings and just needs to install them
 - Discussion on the shared irrigation system, which is not formally owned or maintained by anyone. The HOA expressed reluctance to commit to paying for repairs or maintenance downstream without reassurances from other users. A potential solution was proposed to install a valve below their pipe to control water flow.
 - Discussion on adding more wood chips to the park
 - Discussion on the condition of the street on West Applewood Drive, with cracks and a high-water table causing issues. The possibility of bringing this issue to the city was discussed
 - Discussion on HOA management and if they are actively pursuing violations of the CC&R's
 - It was noted that HOA management is contracted to be in the association once per month for violation
 - It was noted that owners can email HOAServices with complaints and they will get the complaints to the board for review
 - Discussion on having the line for the pickleball courts repainted/taped
 - HOA board will review
 - Discussion on getting new and more playground equipment
 - HOA board will review

Budget

- Open for discussion:
 - Brian F discussed the following
 - Annual dues are unchanged
 - The jump in 2024 was due to the collection of annual dues and collection of past dues
 - Reduced income
 - Federal interest rates are reduced
 - Discussed amount in reserves and operating
 - Discussion on reserve study
 - Still need to get a small shed
 - Up next is the basketball court

Motion to approve the budget for 2025 as drafted.

First: Randy Keller

Second: Rosalind Daly

1 proxy opposed.

Budget is approved.

Elections: 3 Members for 2 yr. terms. 5 to 9 Directors.

Nomination: Annie Payne

Self-Motion: Annie Payne

Second: Brian Fraser

None opposed.

Nomination: Deb Thomas

Self-Motion: Deb Thomas
Second: Ken Kreie
None opposed.

Nomination of current board members Ken Kreie, Mike Redeker and Brian Fraser.
Self-Motion: Ken Kreie
Second: Mike Redeker
None opposed.

Adjournment

One owner expressed that he thinks the annual meeting next year should be held at the Fruita community center after 5pm so that more members join.

With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 3:37 pm.

None opposed.

The meeting adjourned at 3:37 pm.

Signature

Date