

2025 ANNUAL MEETING MINUTES

Pritchard Mesa Estates II Homeowners Association, Inc.

January 21, 2025 @ 4:12p.m. 512 29 1/2 Rd. – Meeting called to order by Mark Shoberg, HOAServices

In Attendance (Board & Management)

Justin Whiteford, President

Casey Fleming, Vice-President
(Zoom)

Mark Shoberg

Cayce Haren

Sheila Covello, Board Member

Gary and Karen Dennison

John and Karan Leyh

Notice of Quorum Achieved

Two mailed in proxies.

Five properties represented in person, zoom and phone call in.

Seven total properties represented – Quorum was met.

Introductions

Mark introduced himself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

Justin Whiteford introduced himself as President.

Casey Fleming introduced himself as being the Vice-president.

Sheila Covello introduced herself as being on the board.

Approval of the Previous Years Minutes

Mark S asked for a motion to approve the 2024 minutes.

Motion: Casey Fleming

Second: Justin Whiteford

None opposed. The 2024 minutes were approved.

Discussion on New and Old Business

Mark opened the discussion on new business.

- Discussion on dues
 - \$301 per year per unit
 - Discussion on management fees
 - \$3,100 per year. \$12.30 per unit per month.
 - Services entail.
 - Staying on top of legal changes and issues
 - Process status letters and transfer fees when properties sell.
 - Covenant enforcement
 - Twenty-two lot and twenty-one pay annual assessments as one owner is on a separate irrigation water system.
- Discussion on personal irrigation issue at 1025PMD that happened in the Fall of 2024
 - Discussion on how to explore this issue and prevent it from happening in the future.

- Discussion on working with Thompsons landscaping in the spring to locate drains in the HOA and explore why this irrigation issue occurred.
- Discussion on adding a sign at the head gate.
- Discussion on locking the head gate so only the three different HOA (neighboring HOA's) gate keepers have access to the head gate.
- Discussion on the CTA corporate transparency act
 - As of now it is in effect.
 - Compliance with CTA as needed.

Discussion on proposed 2025 Budget

Mark opened the discussion.

- Discussion that budget has stabilized and that the HOA has been at \$301 per year for a decade.
- Discussion on potential dues increase next year.

A motion was made to approve the proposed 2025 budget.

Motion: Justin Whiteford

Second: Karen Dennison

None opposed.

The budget passed unanimously.

Elections

Mark opened the discussion.

Justin Whiteford for a three-year term on the board.

Motion: Karen Dennison

Seconded: Justin Whiteford

None opposed

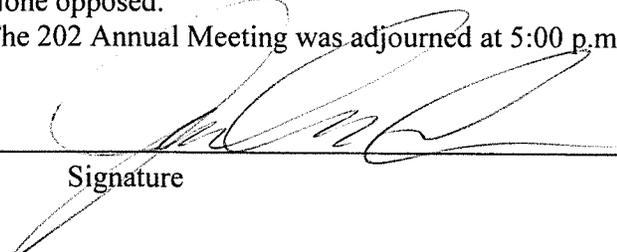
Casey Fleming and Sheila Covello will continue to serve for the next year.

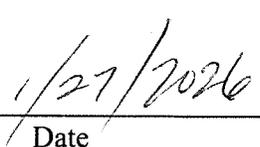
Adjournment

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

None opposed.

The 202 Annual Meeting was adjourned at 5:00 p.m.


Signature


Date