

# 2025 ANNUAL MEETING MINUTES

## Peaks at Redlands Mesa HOA

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May 19, 2025; Mesa County Workforce Center 512 29 ½ Rd.

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:32PM.

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### In Attendance

Cory and Shelly Carlson  
Lynne Jubilee Cumming  
Cynthia Zaitz  
Thomas Kelley  
Larry Dixon  
Daniel Glatter  
Stacy and Kent Morgan for the Morgan Family  
Trust  
ZOOM:  
Amy Born  
Caroline Bellace-Hass  
Sarah and Josh Axelson  
Aaron Martinsen (2)  
Bill Reade

### Proxies

\_3\_ proxies  
received.

### Management

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

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With 3 proxies received and owners from 13 units represented; quorum was not achieved.

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### Introductions

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Mark Shoberg introduced himself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

Rebekah Webb introduced herself as being with HOAServices

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### Approval of 2024 Minutes

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First motion: Cory Carlson

Second motion: Daniel Glatter

None opposed.

2024 minutes were approved and signed by Mark S on behalf of the board.

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### Old or New Business

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- A notice was requested to update owners on questions asked in the meeting once answers are received
- Landscaping: Discussion regarding landscaping start/completion for buildings 390 and 392. Kevin will be contacted regarding the unfinished landscaping for these buildings.
  - Owner expressed concern on property values
- Golf Course Access: A question was raised regarding access to the golf course from the Peaks community. It was clarified that the golf course is private property, and individuals should not be

walking through private property to access it. There was mention of people walking through residents' backyards to access the golf course. It was mentioned an email was sent out about not walking through the property to the owners.

- Stucco: Ongoing stucco and painting issues in several buildings, particularly focusing on buildings 382 and 384 which had been stained rather than painted, leading to water intrusion problems.
  - One owner asked why none of the reserves were being used towards the stucco project. It was noted that the board decided to use a special assessment for repairs rather than tapping into reserves, as they want to build the reserve funds to a higher amount.
  - One owner asked if the SA could be paid 50/50 at a time
    - It was noted that HOAServices would have to work with the board on any payment plan options
  - It was noted that the HOA believes that only two buildings (382 and 384) were stained instead of painted but would need to follow up with Kevin and the board to confirm this was the case.
  - Discussion on accountability regarding the Stucco
- Reserve fund: Discussion noting that the current interest rate is low due to recent federal rate changes, but options like Capital One offer better rates with social security requirements
  - A discussion was held about potentially moving the reserve account to Alpine or investing in treasuries for a higher interest rate.
  - A request was made that the board investigate a better finance option
- Real Estate Sign Ronda Hummel Placement: Discussion on requesting that it be moved closer to the construction of new buildings
  - A motion was made to request moving the sign closer to the construction
    - First motion: Cynthia Zaitz
    - Second Motion: Caroline Bellace-Hass
    - None opposed, Unanimous
- ACC requests
  - All ACC requests go to the board
  - It was noted that there are no costs associated with ACC requests
- Conveyance of Property to HOA
  - Discussion on the HOA is waiting for the developer to convey common areas and complete landscaping. It was stated that the HOA does not have any control over that and is a separate entity from the developer.
  - Once 75% of the total 40 units are conveyed (30 units), it will be 100% the owners of the HOA.
  - It was noted that HOA doesn't have a trigger mechanism in the declaration to hold the declarant accountable specifically for not completing landscaping at the time.
- One owner asked if the irrigation is on, as there are areas that are looking dry
  - It was noted that yes the irrigation water should be on, but we will follow up with Lush

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## Budget

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Mark opened the discussion for the Budget.

- A budget increase was announced. Dues will increase to \$265 per month effective July 1, 2025.
- It was noted that there was a proposed Special assessment of \$1,833/unit/owner due 7/1/2025 to paint/stucco repairs entire 382 Building.
- One owner suggested that a portion of the reserves be used towards the stucco project, in addition the SA needs to be divided among 25 owners instead of 24 owners as one of the new units was conveyed and sold to new owners

- A motion was made to utilize \$13,200 from the reserves, leaving roughly \$54,000 in the reserves. The new special assessment amount due per unit will be \$1,230 due July 1, 2025
  - First motion: Kent Morgan
  - Second Motion: Cynthia Zaitz
  - None opposed, Unanimous

Motion to approve the budget with dues increase to \$265 per month effective July 1, 2025

First: Cynthia Zaitz

Second: Cory Carlson

In person unanimous

Proxies: 1 vote No

Budget is approved.

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## **Elections:**

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Mark S opened the 2025 elections

- Self-nominations for Kevin Young, Kiki Yanez, Tom Fudge, and Kent Morgan to serve a 3-year term
- Second motion: Cynthia Zaitz
  - None opposed Kevin Young, Kiki Yanez, Tom Fudge, and Kent Morgan to serve a 3-year term 2025-2028
- It was noted that Kevin young will appoint Ronda Hummel to the board if/as needed.

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## **Adjournment**

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With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 4:36 pm.

None opposed.

The meeting adjourned at 4:36 pm.

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Signature

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Date