

2024 ANNUAL MEETING MINUTES

Sundance Crossing HOA

December 3, 2024, 3:00pm – 640 Belford Ave Grand Junction Colorado 81501

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

In Attendance

Edita Gibson
Claire Stender
Jeffery Wollman
Fred Adams (PxP1 Sundance LLC)

Proxies

4 proxies
received.

Management

Mark Shoberg HOA
Manager
Nicholle Machen
HOA Agent

With 4 proxies received and owners from 36 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager

Nicholle Machen introduced herself as the HOA Agent

The Board introduced themselves:

Jeffery Wollman, HOA President

Matthew Price, HOA Vice-President

Approval of 2023 Minutes

First motion: Claire Stender

Second motion: Jeff Wollman

None opposed.

2023 minutes were approved and signed by Jeff Wollman.

Old or New Business

- HOA Services informed the board that a comprehensive reserve study was completed in 2023. As a result of the findings, the association's dues will increase to \$245.00, effective January 1, 2025.
- The board emphasized that approval of the budget is essential for the continuation of necessary repairs. The community comprises both newer and older units, with the older units requiring immediate or soon-to-be-needed repairs, including roof replacements and spalled driveway replacements. These expenses are expected to be significant, particularly with ongoing inflation.
- HOA Services highlighted that deferred maintenance has accumulated for over 15 years, leading to the current deterioration of roads. With the reserve study now completed and the dues increase planned, the

association aims to achieve a fully funded reserve. Initial efforts will focus on addressing the spalling on Thunder Mountain Drive, followed by roof and gutter repairs, prioritizing the most critical units.

- The board shared that the dues increase has been spread over a two-year period. HOA Services clarified that the reserve study accounted for the current condition of the property and projected replacement costs over a 30-year timeframe.
- In reference to last year's meeting minutes, Brian Classen asked about the possibility of transferring street maintenance to the city. HOA Services explained that this transfer would require all roads to meet city standards, including but not limited to concrete, street gutters, and walkways.
- The members recounted their meeting with the city engineer, who conducted an on-site inspection the day prior. The engineer noted that some walkways would require full replacement, while hairline cracks might be repairable. Additionally, the city indicated a preference for sidewalks on both sides of the streets, which would necessitate complete driveway demolition and grading to a 2% slope. Alternatively, sidewalks could be installed behind the properties, though this would entail modifications to meter pits. The members plan to request bids from the city engineer to outline the scope of this potential work.
- The members noted that the city has recently updated its design standards, allowing for more flexibility compared to previous regulations.
- HOA Services informed the board that they have already received a bid from one contractor and will be obtaining additional bids from M&M Concrete and Verner. It was noted that any road replacement projects would likely result in temporary inaccessibility for residents.

Budget

- The board has approved an increase in monthly dues to \$245.00, effective in line with the recommendations of the reserve study. The additional revenue will be directed toward vital maintenance activities, including street gutter repairs, roadwork, walkway improvements, and stucco and roof repairs.
- The board members requested the most current year-to-date figures for income.
- Beginning in May, the budget for repairs and maintenance will be allocated toward concrete work. It is important to note that salt will not be included in the budget for the next two years, as its use would void warranties on all concrete surfaces.
- Board members recommended that all homeowners consider adding a Loss Assessment rider to their insurance policies, which typically costs between \$6 and \$10 per year. Additionally, homeowners were advised to maintain an HO6 policy.
- The board discussed the projected total for the capital reserve by the end of the year. It was agreed that any surplus funds remaining at year-end would be allocated to the reserve, with \$65,000 to be transferred, bringing the total to approximately \$86,000. The board will review and decide whether additional funds should be moved.
- Claire raised concerns regarding the coverage of pet waste services in the area near Zenith and Flattop. Mark explained that this area may have been overlooked and will ensure that the service provider is notified to address this gap.

Discussion/2025 Budget Review

Motion to approve the budget for 2025 as drafted.

First: Claire Stender

Second: Jeff Wolman

3 Opposed.
Budget is approved.

Elections

Nominations:

Jeff Wollam Year term 2024-2026

Motion: Self Nominated

Second: Claire Stender

None opposed.

Matthew Price Year term 2024-2026

Motion: Self Nominated

Second: Claire Stender

None opposed.

Fred Adams Year term 2024-2026

Motion: Self nominated

Second: Jeff Wollman

None Opposed

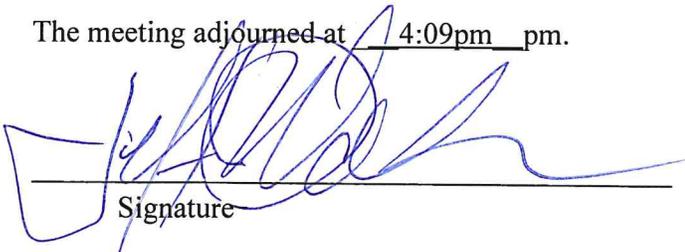
Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:09 pm.

Motion: Jeff Wolman

None opposed.

The meeting adjourned at 4:09pm pm.



Signature

12/10/2025

Date