

2022 ANNUAL MEETING MINUTES

Wine Valley Estates

November 30th, 2022 @ 12:02 PM. – 640 Belford Ave

In Attendance

Proxy

Management

Board of Directors:

Lori Curtis

Kris Martsolf (zoom)

Laura Hutchins (zoom)

3 Proxies received

Mark Shoberg

Cayce Haren

Members:

Howard Roney (zoom)

Mark Shoberg of Bray HOA Mgmt. Called the Meeting to Order at 12:02 PM

20% or 7 Units are required to achieve quorum. Quorum was achieved.

Approval of Minutes

The previous year's minutes were reviewed and approved:

1st Motion: Laura Hutchins

2nd Motion: Kris Martsolf

None opposed. The minutes were approved

Old and New Business

Mark S. Opened Discussion for Old and New Business

- Discussion on the property on the south side of the HOA that is undeveloped.
 - The idea was brought up of turning this property into an orchard or a community Garden
 - Things that would need to be considered first would be the costs of a fence and water taps for the area
 - The idea was also brought up about zero-scaping this area
 - Once costs are obtained a notice will be sent out to the community to gain support and have community input on these preposals
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Budget

Mark Shoberg opened discussion on the proposed 2023 Budget

- Discussion on Landscaping costs going up

- New landscaping tech (Swansons)
- Landscaping cost have gone up across the valley
- Discussion on Bray Management fees going up
- The question was asked If the HOA was caught up on dues
 - Mark S. discussed that 1 owner is in arrears and is in the dues collection process. 1 owner is 90+ days in arrears, and 3 owners are 30-60 days in arrears.
- The question was asked if the dues were able to stay at the same amount of \$60 per month
 - Yes
- Mark S. discussed the HOA reserves account

Mark S. asked for a motion to approve the 2023 budget

1st Motion: Laura Hutchins

2nd Motion: Lori Curtis

None opposed. The 2023 budget is approved

Elections

Mark S. opened the 2023 elections with 2 board seats opened.

Motion to reelect Lori Curtis:

1st Motion: Lori Curtis

2nd Motion: Howard Roney

Approved, no one present rejected this vote.

Motion to reelect Kat Reed:

1st Motion: Laura Hutchins

2nd Motion: Kris Martsolf

Approved, no one present rejected this vote.

Adjournment

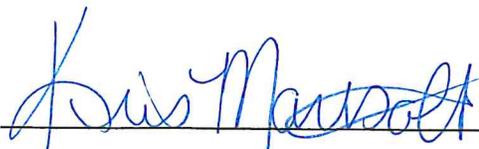
Mark S. read a note form a homeowner that was unable attend the meeting regarding a barking dog.

With no further business to discuss, Mark S. asked for motioned to adjourn the meeting.

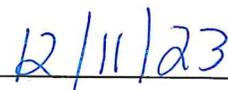
Laura Hutchins motioned to adjourn

All present approved.

The 2022 Annual Meeting was adjourned at 12:27 PM.



Signature



Date