

# 2022 ANNUAL MEETING MINUTES

## The Sundance Crossing Owners Association, Inc.

---

September 7, 2021 @ 12:00PM. – 640 Belford Ave

---

### **In Attendance**

Debra Skaff  
Brena Davis (zoom)  
Kari Henning (zoom)

### **Proxy**

Seven proxies received

### **Management**

Mark Shoberg  
Cayce Benton

---

**Mark Shoberg of Bray HOA Mgmt. Called the Meeting to order at 3:33pm**

With three lots represented in person and five proxies it was announced that quorum had not been met.

---

### **Introductions**

---

Mark Shoberg (here by referred as Mark S.) introduced himself as Bray HOA Management  
Cayce Benton introduced herself as Bray HOA Assistant Management

---

### **Approval of Minutes**

---

Mark S. requested a motion to approve the 2021 minutes:

Motion: Debra Skaff

Second: Kari Henning

Voted/approved unanimously by Members present.

---

### **Discussion on Old and New Business**

---

- Request from homeowner to have trenches/pits on Canyon Vista get fixed
  - Bray will reach out to homeowner for more information
- One homeowner asked about the expense of snow removal
  - Mark S. explained that snow expenses were high across the valley and in most of the HOAs that Bray manages
- Remaining lots on Zenith will be finished with Zero-scaping within the next two weeks
- Goal for 2022 is that we want to begin concrete repairs on Thunder Mountain Dr
  - Start with the three worst driveways that are spalling and cracking

- One homeowner mentioned the issue of parking on Zenith in response to the no parking on the zero-scaping postcard that was recently sent out. They stated that there is just nowhere for them to park and was wondering if there was anything being done about that.
  - Zenith is a public street City does not allow any parking on the east side of Zenith leaving only the west side
  - These units have a garage, two driveway spots and typically one to two spots on the west side of Zenith for parking
  - There are just not enough parking spaces in the association
  - In the future if the community supports it and if the association has the money, the association can look at turning the zero-scaped areas into parking spaces
    - The question was asked if the homeowners would have to amend the CC&Rs to complete this or if they could just work together with Bray.
      - Mark S. explained that they would just work together
- One homeowner mentioned questions regarding new legislative rules that were passed regarding parking.
  - Mark S. explained that HB 22-1314 was passed and effective August 10, 2022
  - If the association has private parking that requires a sticker/permit to park in the association, the association can tow vehicles without notice that do not have the sticker/permit
    - If the association does not have this in place, they are not allowed to tow a vehicle without notice and must give a minimum of 24 hours' notice.
  - At some point the association will need permitted parking
- The question was asked about how many units were in the association now.
  - Mark S. said that there are ninety-five units currently with room for 119 units' total
- Discussion on future building in both the association and around the association

---

## Budget

---

Mark S. opened discussion on the proposed 2023 Budget.

- One homeowner asked why the water and sewer cost was so high on the budget
  - Mark S. explained that the cost is the sewer cost for the association
- One homeowner asked for clarification on the landscaping line items
  - One is for the landscaping contract
  - One is for tree trimming
  - And one is for landscaping maintenance: issues that we cannot account for
- Mark S. explained that next year their goal is to get the landscaping looking even better and get the detention pond looking better.
  - There is a lack of water (sprinklers) as a result from surrounding construction
- Thompson's landscaping made the following suggestion below regarding the irrigation pump
  - "We would recommend installing a VFD and three phase pumps to help with system integrity and energy savings. With the recommended VFD & three phase pump the system would maintain pressure and the pump would not have to work as hard at start up to fill all the lines each day the pump runs. With the main lines would have a steady pressure in them at all times and not being filled and drained witch would prevent stress on the main lines. Once this is done the zone valves in the future could be wire traced and a central timer installed so that the system does not have to all be in sync to water each individually programmed valve while the pump timer is on."

Mark S. Asked for a motion to approve the 2023 budget, per the Declaration, the budget is automatically ratified and is approved unless 80% of the owners reject it, whether or not there is quorum.

Motion: Debra Skaff

Second: Kari Henning

Budget passed unanimously

---

## Elections

---

Due to quorum not being met 2022 elections were not able to take place

Mark S. explained the election is postponed to a later date when quorum can be met or an appointment by an old board member

---

## Adjournment

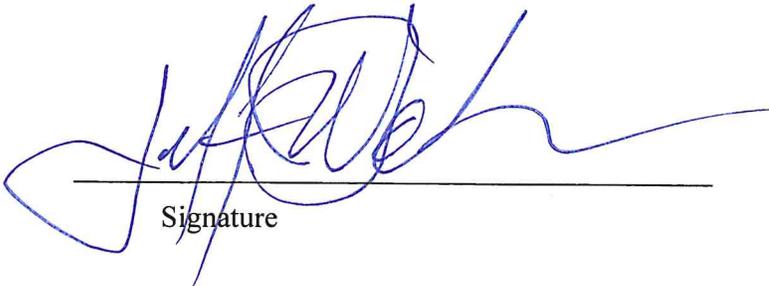
---

One homeowner arrived late to the meeting: addition discussion on parking

Mark S. asked for a motion to adjourn the meeting

All present approved

The 2022 Annual Meeting was adjourned at approximately 12:28 p.m.



Signature

11/16/23  
Date