

2023 ANNUAL MEETING MINUTES

Pritchard Mesa Estates II Homeowners Association, Inc.

January 31, 2023 @ 12:00p.m. – 637 North Avenue. Meeting called to order by Mark Shoberg, Bray HOA.

In Attendance (Board & Management)

Justin Whiteford, President	Mark Shoberg
Gary and Karen Dennison	Cayce Benton
Casey Fleming	Annie Shoberg

Notice of Quorum Achieved

4 mailed in proxies
7 total members – Quorum was met

Introductions

The annual meeting was called to order at 12:02pm.

Mark introduced himself as the HOA Manager and Cayce Benton and Annie Shoberg as the Bray HOA Management Team.

Justin Whiteford introduced himself as President of the Board of Directors.

Casey Fleming introduced himself as Vice President.

Karen Dennison introduced herself as Secretary.

Gary Dennison introduced himself as a resident.

Approval of the Previous Years Minutes

Gary motioned to approve the previous years' minutes. There was a motion and second to approve the minutes.

Motion: Gary Dennison

Second: Karen Dennison

No owners were opposed. The previous year's minutes were approved.

Discussion on New and Old Business

Mark opened the discussion on new business.

RV Parking and enforcement

A homeowner requested to enforce RV/camper trailer screening, particularly along Dougherty Ct.

- A homeowner concurred that 2 homes may be non-compliant.
- Jason says the HOA wants to be pragmatic and reasonable. Generally, the HOA requests a 6' fence or screen. The intent is to maintain visually appealing properties that retain value.
- Justin agreed to visit the properties in question to determine whether or not the properties are in compliance.
- The board discussed covenant enforcement. They decided that the HOA will enforce policies within the HOA and adjacent lots (ie: Dougherty Ct and Pritchard Mesa Ct), but not along J Rd because J Rd falls outside of the HOA.
- Casey pointed out that large lots are difficult to screen. At a later time, the board may wish to further define setbacks, specific enclosures, and screening/fencing requirements (such as types, near the primary dwelling).
- 2/3 of homeowners would be required to approve an amendment (15 people to remove restrictions). The ACCO Committee will prepare to work with people on this issue.

Spring/Fall Yard Maintenance

- Gary mentioned that weeds are an issue in the spring, and leaves are a problem in the fall.
 - Justin approved Bray to send a postcard in the spring (early April, before irrigation season). The postcard will be a friendly reminder to spray weeds, remove tall weeds, and clean up leaves.
- Justin approved getting an estimate on drainage. Gary will send pictures of the issue to Bray. Bray will pursue bids.

Policy Updates

As a result of House Bill 2211, passed on 8/10/22, Colorado HOA policies must be revised for dues collection and enforcement. Justin approved Bray to do the policy revision. Bray updated the policies. Karen signed to approve the changes. This fee will be categorized under "Legal" in the budget.

There was no more discussion.

2023 Budget

Mark opened the discussion.

In the budget, \$48 in legal fees will be replaced by \$298. This will cover the \$250 legal expense, which is a savings compared to \$1,000 in traditional attorney's fees.

The proposed dues for 2023 are \$301 per year.

Justin made a motion to approve the budget as discussed.

Motion: Justin Whiteford

Second: Karen Denison

None opposed.

The budget passed unanimously.

Elections

Mark opened the discussion.

Karen's term is ending. She is interested in serving again.

Justin made a motion to vote for Karen as a board member.

Motion: Justin Whiteford

Second: Gary Dennison

Karen was voted on to the board for another 3-year term.

Justin's term ends in 2025.

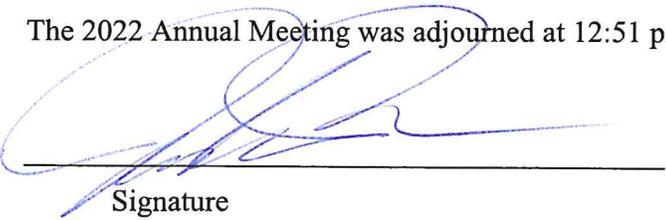
Casey's term ends in 2024.

Adjournment

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

Motion: Gary Dennison

The 2022 Annual Meeting was adjourned at 12:51 p.m.



Signature

1-23-2024

Date

