

2024 ANNUAL MEETING MINUTES

Homestead in Grand Junction Condominium Association

January 18, 2024 @ 3:00p.m. – 640 Belford Avenue.

The meeting was called to order by Mark Shoberg, HOAServices at 3:01pm

In Attendance (In Person and via Zoom)	Proxies	Management
Curt Rahm- President CJ Nelson- Secretary/Treasurer Lloyd Hunley Craig & Kathryn Owens Nancy & Robert Uhl	5 proxies received.	Mark Shoberg Bray HOA Manager Cayce Haren Bray HOA Assistant Manager (Zoom) Rebekah Webb HOA Agent

Zoom:

Rae Christian

Stan & Yvonne Hall

Stephen Smith

With 5 proxies received and 8 units owners present (online via zoom), quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOAServices Manager.

Cayce Haren HOAServices Assistant Manager.

Rebekah Webb HOAServices Agent.

The Board introduced themselves:

Curt Rahm HOA President

CJ Nelson HOA Secretary/Treasurer

Unit owners introduced themselves in person and online as well.

Approval of 2022 Minutes

First motion: Lloyd Hurley

Second motion: Curt Rahm

None opposed.

2023 minutes were approved.

Discussion: 2023 Budget Review

Mark S. handed this discussion over to the board.

- Curt mentioned the pool.
 - Pool Update: Mark S. stated that they reached out to every pool vendor in town. No one wanted to give a bid. Quality pools stated that this is a commercial pool, and the expense would be upwards of \$250,000.00 to \$350,000.00 to dig out and be all new.
 - Recommendation for the pool space: ideas include a park, a gazebo, grass, bathrooms, xeriscape, a building, pickleball courts, and additional parking. This could be 40-50k to become a level parking lot.
 - The HOA can put this to a vote.
 - Action Item: Get bids for the pool to be filled in and not have a safety hazard.

- Mark S. opened this discussion to the community:
 - No- owners spoke.

- CJ asked about the rock work with the Landscaping Center.
 - 2022 there was approved work done.
 - 2023 only repairs.
 - 2024 we need to continue to do rock work. Up the street and in front of Building 3; and the rest of Thunder Mountain Drive.
 - Mark S. asks for a plan of where to do the work. Easy drawing addresses and location he can get bids for that.
 - Action Item: solicit a couple of bids for Northside of the Garages alongside F ¼ Rd. for xeriscaping.

- Rae C.: If we do xeriscaping alongside F ¼, would the trees stay there?
 - Mark S.: Yes. The only time they remove the trees is when an arborist states it is diseased and they will die or fall. Looking to reduce water.
- Owner asks: What is the ratio of owner to investor-occupied?
 - Owner occupied: 27
 - Investor occupied: 29
- Owner talks about the trash:
 - Action Item: Send a truck out to remove TV at both trash locations. 1 at pool location and the other behind building 4 by the garages.
 - Action Item: Need size of dumpsters. Need to reach out to Republic to get the size, or it is on the bill. Need to reach out to Humpty Dumpster to get bid.
- CJ asks how about getting an enclosure for the dumpsters?
 - Mark S.: this can cost upwards of 7k for that enclosure.
 - People do not stop putting trash against the enclosure wall.
 - Locking is hard because of renters.
 - A big sign that is funny can help
 - Action Item: Send the Board the VFG dumpster sign info.

- Owner asked about SDL Construction about the painting and siding.
 - Building #5 and #6 to be slated for 2024.
 - Aluminum not to be painted that has been replaced already.
 - It looks bad at the highest peaks of Building #6.
 - Continue painting and replacement project for 2024.
 - Wrapping up repair work: Trim and siding were completed by Juan's Gutters.
 - A lot of bare wood around the trim. Looking at composite plastic decking material. Trex bends in the heat. Base of the pillars. Maybe use permanent white paint.

- Mark S.: Action Item: Siding get wrapped up and any wood/trim that needs to be repaired to be done. Then get bids for any painting for the trim areas on building #5 & #6.

Discussion on Proposed 2024 Budget

Mark S. opened the discussion on the proposed 2024 Budget.

- Owner asked about the % on the interest.
 - Mark S.: Timberline gives 4%. Homestead has Timberline so they are automatically earning the 4%.
- Owner asks: What is driving the dues going up for 2024 even though we had an increase last year?
 - CJ: Maintenance, repairs, ongoing painting schedule; landscaping; water, sewer, trash price going up and roofs. All roofs are 20 + years old.
 - Daily Sentinel inflation up at 14%; Nationwide was 9%. 2024 we should see a reduction but not for the vendors/techs.
 - Garage due's are not being increased this year, still only \$15.00 a month.
 - Major projects: roofs
- Owner asks: Why do we have the \$500 for parking in 2024 and what are we doing with that?
 - Mark S.: Painting parking lines; repairs; potholes.
 - Once we get the #'s for the board and they do say yes; filling in the pool for safety issues; the money will come out of reserves depending on the amount.
 - CJ: We did 24k for 2023; where did that go?
 - Mark S.: Down spouts for 7 Garages; SDL siding repairs. High water table and sumps. Baker Services used garbage pumps in the ground and repaired electrical issues.
 - Building 2; Unit 2 had flooding issues: Tore sheetrock off in the unit because of the flooding that was caused by a 30-year-old dishwasher pump that was randomly going bad. Exterior is HOA; Homeowner needs to pay for the interior. Baker Services is still not paid.
- Mark S.: Action item: Please reach out to Owner's attorney that they need to contact the owners insurance company regarding the claim.
- CJ asks about a lien on his property.
 - We need to follow the dues and collection policy which states 120 days for the intent to lien.
- Mark S.: Based on the conversation with the Board, we will have Baker Services paid.
 - CJ and Curt both agree that yes, they want to pay Baker Services right away.

Motion to Approve the Budget as it stands for 2024.

Motion: Lloyd Hunley

2nd: Curt Rahm

In Person: Yes: 5

Zoom: Yes: 4

Proxy: 1 No; 4 Yes

Passed budget for 2024: Dues will increase to \$210 a month/\$630 per quarter.; 1 garage stays the same at \$15 a month and \$45 per quarter. Total if you own a Garage: \$675 per quarter

Discussion on Proposed CC&R Amendment Changes

There were none.

Elections

- Mark S.: There is 1 seat available.
 - No one was interested.
 - Election was closed.

Discussion on Community Priorities

There were none.

Adjournment

With no further business to discuss, Mark S. asked for a motion to adjourn the meeting. Curt motioned to adjourn. CJ 2nd. None opposed. The meeting was adjourned at 3:50pm.



Signature



Date
