

# 2024 ANNUAL MEETING MINUTES

## Falls Village HOA

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Tuesday, September 9, 2024, 3:00pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)  
The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:01pm.

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In Attendance	Proxies	Management
Ronald Langhofer Christopher and Jane Mary Munsell Linda Mynar Kari Pichora Marian and John Stead	1 proxy received	Mark Shoberg HOA Manager Cayce Haren Assistant Manager Rebekah Webb HOA Agent

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With 1 proxy received and owners from 5 units represented in person it was announced that quorum was achieved per CCIOA's 20% rule when there is no dues increase.

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### Introductions

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Mark Shoberg introduced himself being with HOAServices  
Cayce Haren introduced herself as being with HOAServices  
Rebekah Webb introduced herself as being with HOAServices

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### Approval of 2023 Minutes

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There was a motion to approve 2023 minutes as written.  
First motion: John Stead  
Second motion: Jane Munsell  
None opposed.  
2023 minutes were approved and signed by John Stead.

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### Old or New Business

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- Board
  - Discussion on amending the bylaws next year to adjust to quorum to 20%
  - Discussion on burned/abandoned Jeep that is parked on the street that belongs to a neighboring HOA
    - The board asked what could be done about this.
      - Mark S explained that since this outside of the Falls Village HOA this is a neighbor-to-neighbor issue and a city compliance issue
      - If it were in the HOA limited common element we could send a notice to the owner, but cannot tow
      - Discussion on Towers Bill of Rights House Bill 22-1314
      - Parking issues are difficult in the HOA as the HOA does not own the streets

- The board asked if the HOA could implement a parking policy
        - Mark S explained that yes, the board can implement a parking policy as a next step
  - Discussion on new Policy
    - Grill/BBQ/Open Flame Policy
    - HOAServices will send out a notice to all owners
    - The insurance company requested the policy
    - The policy is in effect year round
  - Discussion on weed issues in neighboring HOA's
    - This is outside of the HOA's jurisdiction
    - Falls on the owners to report to city code compliance
    - Please see the helpful community information page on the HOAServices website for more information: <https://www.hoaservicesco.com/helpful-community-information>
  - Discussion on new developments
    - Erosion.
    - Retaining walls.
    - Weeds.
  - Discussion on neighboring HOA's landscaping.
- Members
  - One owner asked in the HOA could implement any rent caps or fee adjustments
    - Mark S gave an FYI for new owners on how the governing documents work in the HOA
      - CC&Rs are the most important document, and they take 67% of members to make any changes.
      - Bylaws are next, they are how the association is run. They have their own set of rules to make changes to them
      - Last are policies. These are easy to change and implement. Considered executive orders of the board. These have to be in accordance with the CC&R's
    - Mark S explained that rent caps fall under CC&R amendments meaning that it takes 67% of members to make a change.
      - It was noted that this is a slow and expensive process
    - The question was asked if there was a way to implement any rental restrictions
      - Mark S explained that the board could implement a policy that has both move in/out fees.
      - HOA already a policy that prohibits short term rentals
      - Discussion on short term rentals in neighboring HOA's
  - One owner asked what happened with painting
    - It was noted bids were obtained and were expensive
    - Mark S discussed that somewhere in the HOA documents it says that if there isn't money for the HOA to pay for maintenance then the Board can have the owners complete the maintenance
    - Another option is to special assess the owners
    - It was noted that one owners understating is that the HOA was only concerned with the front facing of the building
    - Mark S also discussed that the HOA could provide an extension on when owners need to have their units painted and it can be contingent on-board approval.
    - Continued discussion on painting among present members
      - Vivax has the best warranty in town and easy to work with

- One member asked if the painting was for the whole house or just the front facing of the house.
  - It was explained that it would be up to the owner.
- One owner asked why the 2024 violations line was empty on the budget.
  - Mark S explained that due to House bill 22-1137 it has become exceedingly difficult to violate for noncompliance, due to all of the new rules and stipulations.
  - Some examples include:
    - A \$500 cap on any violation.
    - 30 days' notice to cure violations
      - Continued list of stipulations that follow.
  - The HOA does have a covenant enforcement policy that they follow that is in line with House Bill 22-1137.
  - \*\*\*\* It was noted that dues and collection fines and fees is separate from violation fines and fees.

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## Budget

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### Discussion: 2024 Budget Review

- It was noted that there is no dues increase this year.
- One owner asked about snow removal.
  - Mark S stated that it depends on the snow year and if the money budgeted is not used, it stays in the operating account.
- It was noted that the insurance didn't go up that much in cost.

Motion to approve the budget.

Motion: Jane Munsell

Second: John Stead

None opposed.

The budget passes unanimously.

It was noted that for 2025 an option on painting at the board's discretion could be added to the budget.

It was recommended that painting be made an owner responsibility.

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## Elections

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John Stead and Jane Munsell reappointed to the board for a 1-year term

John Stead and Jane Munsell appointed Kari Pichora to serve on the board for a 1-year term

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## Adjournment

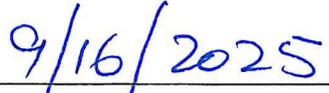
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With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 3:57pm.

None opposed.

The meeting adjourned at 3:57pm.

  
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Signature

  
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Date

