

2024 ANNUAL MEETING MINUTES

Summer Glen HOA

September 25, 2024, 3pm – Bray Education Center, 640 Belford Ave, Grand Junction, CO

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3pm.

In Attendance

In Person:
Marie Stobbe
David Craig

Zoom:
Baylee Pentico
Jennifer Caudillo
Jessica Granzella
Estella Holguin
Scott Larsen

Proxies

10 proxies
received.

Management

Mark Shoberg HOA
Manager
Annie Shoberg HOA
Manager

Quorum was established with 17 units represented (10 proxies, 5 on zoom, and 2 in person). Management stated that all eligible members would be permitted to vote.

Introductions

Mark Shoberg introduced himself as the HOA Manager.

Annie Shoberg introduced herself as a HOA Manager.

The Board introduced themselves:

Marie Stobbe, HOA President

Baylee Pentico, HOA Director

Approval of 2023 Minutes

First motion: Marie Stobbe

Second motion: Baylee Pentico

None opposed.

2023 minutes were approved and signed by Marie Stobbe.

Old or New Business

- Amendment of Declarations to Terminate Irrigation
 - Management announced that this issue had its lowest response rate. 31 ballots were received (15 in favor and 16 opposed to the amendment change). To pass, the issue would have needed 42 owners to vote in favor of the amendment. The amendment failed which means that irrigation will continue at Summer Glen HOA.
- Common areas

- An member inquired about the location of common areas. Management stated that there are 2 small common areas to the left and right of the entrance off Riverside. The membership elected to maintain the bare-minimum to save costs, so they are xeri-scaped and sprayed. Technically, the pump house is also a common area, even though it's inaccessible.
 - There were no additional questions online.
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Budget

- Management stated that this year's budget was fairly straightforward as there were no major catastrophes.
 - The even/odd watering schedule seems to have mitigated the demand issue and kept the pump from over-heating.
 - Irrigation issues faced this year were more related to individual homeowner repairs with HOA down time due to valve repairs. For example, one repair took up to 5 days for 1 homeowner.
 - All in all, it was one of the better years for irrigation.
 - There was no proposed increase in the budget.
 - Management pointed out that there is no reserve.
 - CCIOA recommends 10% of gross for reserves which would be setting aside \$1,800/year for potential irrigation repairs.
 - At present, if there are any major repairs, the HOA would have a special assessment.
 - Now that there are 2 pumps, one swaps out while the other is rebuilt.
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Discussion/2025 Budget Review

Motion to approve the budget for 2025 as drafted with no increase in dues. Dues would remain at \$285/year.

First: Baylee Pentico

Second: Marie Stobbe

Vote: In person/on zoom were in favor. 2 proxies were opposed.

Unless rejected by the majority, the budget is approved.

The budget was approved as proposed and there will be no dues increase.

Elections

Management asked if there were any nominations for directors for a 1 year term (2024-2025).

Candidate: Marie Stobbe

Motion: Marie Stobbe

Second: Baylee Pentico

None opposed.

Marie Stobbe was re-elected to the board for 2024-2025.

Candidate: Baylee Pentico

Motion: Baylee Pentico

Second: Marie Stobbe

None opposed.

Baylee Pentico was re-elected to the board for 2024-2025.

There was no word from previous Director, Mcayla Manchester.

Candidate: Sean Brophy

Motion: Sean Brophy
Second: Marie Stobbe
None opposed.
Shawn Brophy was elected to the board for 2024-2025.

HOA Services will reach out to Shawn Brophy to notify him of the election results.

Discussion on Community Priorities

- The community will continue to maintain irrigation which should be smoother going forward because there are 2 pumps. Some pipes are up to 8' deep, so there will always be in repair.
- There was a discussion about Sage Meadows, a neighboring HOA, that asked if they could tap into Summer Glen for irrigation. The board determined that it wouldn't be a good fit because the system is already taxed. A bigger pump would break the existing lines, so there's no way to add at this time.
- There was a discussion about homeowner vs HOA responsibility with irrigation.
 - Management stated that homeowners are responsible from the riser to everything in the yard. Below the riser is HOA responsibility. Some homes have no isolation valve, so repairs become a homeowner responsibility.
 - Management recommended that homeowners get a valve if they don't have one so that they could turn the water on or off.
 - Management sends a spring and fall email from the HOA as a friendly reminder to adjust the valves to allow condensation so they don't crack and break over the winter.
- A member inquired about when irrigation will be turned off for the season. Management responded that it's anticipated for mid-October, 10/15-23. When an exact date is available, Management will send a notice.

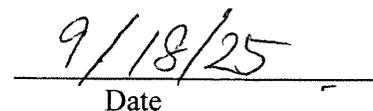
Adjournment

With no further business to discuss, Mark Shoberg proposed to adjourn the meeting at 3:17pm.

None opposed.

The meeting adjourned at 3:17pm.


Signature


Date

