

# 2024 ANNUAL MEETING MINUTES

## Orchard Valley West HOA

---

April 22, 2024; Bray Educational Center @ 3PM; 640 Belford Ave, Grand Junction, CO  
The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00PM.

---

In Attendance	Proxies	Management
Ken Kreie		Mark Shoberg HOA
Brian Fraser		Manager
Richard Bonnell		Rebekah Webb HOA
John & Tami Bunch	<u>8</u> proxies	Agent
Andrew & Cathy Maddox	received.	
Eric Rink		
Jerry Wilds		
Virginia Keller (ZOOM)		
Tyler Glassman (ZOOM)		

---

With 8 proxies received and owners from 17 units represented; quorum was achieved with the simple majority.

---

### Introductions

---

Mark Shoberg introduced himself as the HOA Manager.  
Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:  
Ken Kreie, HOA President  
Brian Fraser, HOA Treasurer

Community member introductions.

---

### Approval of 2023 Minutes

---

Questions about the mins for 2023 open to the community.

- Homeowner stated that last year's minutes are not very detailed and do not look like minutes.
- The board's responsibility overall but with the new management company and contract with HOAServices, we will provide that service for the HOA.
- **Action Item:** Homeowner would like to see the contract between HOAServices and Orchard Valley West.

First motion: Eric Rink

Second motion: Andrew Maddox

None opposed.

2023 minutes were approved and signed by Ken Kreie the HOA Board President.

---

---

## Old or New Business

---

- Open to the Board: Ken mentioned the NEW shed to replace the old shed that was torn down because of the wear and tear of it. The plan was to replace the existing irrigation pump that is in the park and the shed that houses the equipment. We were going to buy/build a bigger shed to house all of that. This was for all irrigation items for Irrigation system. They can wait till next year to buy this because of the placement of those items in the Boards homes.
  - Homeowner asked about Vandalism.
  - Ken responded that the shed was incredibly old and kids were going over and tearing things off it. It had become a risk. The shed for the Irrigation pump is still there but we will wait to build/buy this.
  - What kind of “stuff” was in the shed?
  - The items are: 2 Fire Hoses; several 4-inch fittings for purging the lines and the yards and the keys for the irrigation. They are now housed in Ken Kreie and Mike Fortner’s garages.
  - I was looking at the budget; when did we hire an irrigation company to turn the water on?
  - Ken stated that they did hire someone 2 years ago, they helped with 1 season but were sick the following year, so the volunteer Board members took on the responsibility. The board will work on getting the irrigation water up and running this year but if they have any issues they will hire help. He also did state that if you are having any issues or something breaks to please take care of it and get it fixed right away.
  - Wednesday April 24th, 2024, the Irrigation water will be turned on for Orchard Valley West HOA, in the morning.
  - The company did not mark the Irrigation pipes or lines but did mark utilities.
  - Homeowner asked about the new HOAServices Management Team.
  - Ken explained: that even though they are more expensive, they are very professional, and we can count on them compared to the other HOA Mgmt. companies.
  - We are happy to re-visit the HOAServices Management team to come and do the run through of the Violations monthly per compliance.

---

## Budget

---

- The budget is ratified by the Board and approved at the Annual Meeting, whether quorum is achieved, unless a simple majority of owners reject the budget, (unless there is an increase above 25% from the previous year’s budget), in accordance with the Declaration, Art. IV, Section 3. a. – c and C. R. S. 38-33.3-303(4)(a).
- Open for discussion: As per the Board; there is no annual increase this year. Dues are still \$205.00 annually. The next upcoming capital reserve project will be the maintenance of the Basketball Court. The reserve fund is earning interest with 3%.
  - Homeowner spoke about the Budget line items “what you think you are going to spend”: Landscaping maintenance \$1200.00 what is that for? Then there is a line item called Irrigation, Landscaping, Grounds Maintenance \$7,300.00. Why are they separate and what are they for?
  - The top item, Landscaping maintenance is for the weed abatement and mowing in your HOA. This is the specific contract for the HOA. The Landscaping below that for grounds maintenance: for example: the shed this is a common area situation like a sprinkler breaking underground. This is a “what if” type of situation. We base it off the worst year financials.
  - What is the insurance that we have?

- You have GL: General Liability Policy up to 1 million dollars. For example: if a small child gets hurt in the common area you are covered. Then you have D&O Directors and Officers policy which is a policy that covers the Board legally by a policy that says anyone can sue anyone for anything and claim discrimination. We recommend that every Board in Colorado has a D&O Policy.
- What are the Legal and professional services for?
- That is if you as an HOA needs to engage in Legal issues and get an Attorney.
- Accounting Taxes?
- As the HOA we need to have your taxes prepped and filed. We have hired Alan Watkins with Grand Mesa CPA's. A CPA correctly does the taxes.
- Ken K. stated that Landscaping Maintenance line item should be revised because they are doing the irrigation themselves.
- Mark stated that if the money is not going towards the landscaping, then it goes right back to Orchard Valley operating account.
- Ken K. stated that it should stay there for now especially if it is needed for irrigation.

---

## **Discussion/2024 Budget Review**

---

Motion to approve the budget for 2024 as drafted.

First: Richard Bonnell

Second: Jerry Wiles

Opposed.

Budget is approved.

---

## **Elections: 3 Members for 2 yr. terms. 5 to 9 Directors.**

---

\*What are the board member responsibilities?

The Board decides the position of each member after the fact. Let us say Ken wants to remain president the Board decides that, and you let us know the outcome. When we manage an association, your duties are light as a board member. We do the heavy lifting. When you see a violation you send the info to us; if you have an ACC/DRB request we take care of it. If they want solar the state of CO allows Solar: Senate Bill SB-100 that was passed in 2006 you must allow all solar, but they determine the placing of it. There are also three other quarterly meetings for the Board. Then the emailing back and forth from HOAServices to the Board.

Nomination: John Bunch

Motion: Tami Bunch

Second: Jerry Wiles

None opposed.

Nominations: Sam Atkins and Mike Fortner are elected in absentia. They are willing to serve again. (Matt Foster is taking a break.)

Year term: 2024-2026

Motion: Ken Kreie

Second: Brian Fraser

None opposed.

---

## Adjournment

---

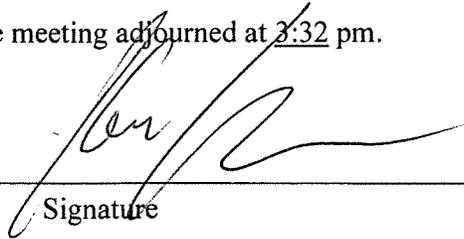
With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:32 pm.

Motion: Ken Kreie

Second motion: Brian Fraser

None opposed.

The meeting adjourned at 3:32 pm.



---

Signature

2/13/25  
Date