

2024 ANNUAL MEETING MINUTES

Pritchard Mesa Estates II Homeowners Association, Inc.

January 23, 2024 @ 4:00p.m. – 637 North Avenue. Meeting called to order by Mark Shoberg, HOAServices

In Attendance (Board & Management)

Justin Whiteford, President	Mark Shoberg
Casey Fleming, Vice-President	Cayce Haren
Mike Harvey	Rebekah Webb
Sheila Covello	

Notice of Quorum Achieved

Three mailed in proxies.
Four properties represented in person and zoom.
Seven total properties represented – Quorum was met.

Introductions

The annual meeting was called to order at 4:00pm.

Mark introduced himself as the HOA Manager, Rebekah Webb introduced herself as being with HOAServices and the HOA Agent and Cayce Haren introduced herself as the HOAServices Assistant Manager.

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

Approval of the Previous Years Minutes

Mark S asked for a motion to approve the 2023 minutes.

Motion: Casey Fleming
Second: Justin Whiteford

None opposed. The 2023 minutes were approved.

Discussion on New and Old Business

Mark opened the discussion on new business.

- Casey Flemming discussed what he has noticed on Lot 1
 - Used as agriculture lot.
 - Wanted to note that Casey witnessed an electric fence being put up the other day.
 - In the past when an electric fence has gone up a sheep herd has been there for about a week
 - Expect to see a sheep herd soon.
 - If we receive complaints, we can send a letter to the owners.
 - Typically, by the time something can be done the sheep are gone and the problem resolves itself.
 - Technically this is not allowed.
- Justin Whiteford discussed recurring RV Parking and enforcement.
 - There is nothing new since discussed at last year's meeting.
 - Board has addressed. Board also noted that this is a gray area in the CC&R's
 - Board requested that HOA Services have an agent look at this issue on their next drive through and provide their opinion.
 - Mark S discussed that due to the size of the lots is almost impossible to screen trailers and RVs from all viewpoints which makes it hard to enforce.
 - We look directly at the front of the property and if there is privacy fence that it is behind.

Discussion on proposed 2024 Budget

Mark opened the discussion.

- Justin Whiteford asked if the HOA was in a healthy/ok position with their current funds.
 - Mark S explained that the HOA is right in the middle of a health area.
 - Mark S discussed that in some HOA's as they age an irrigation waterline can break under the road or sidewalk and if that were to happen it could mean a special assessment.
- Justin Whiteford asked if there were any repairs needed on Dougherty Court, sign or irrigation water related.
 - Casey Fleming stated that there was nothing that he was aware of
 - One owner mentioned the road cracks.
 - Mark S explained that their roads are county roads and that homeowners must reach out to the county to get the roads repaired.
 - HOA Services can provide the contact information.
- Discussion on possible street lights in HOA that has been brought up by homeowners.
 - Possible solar lights on owners lots
 - It is a process big process to have the county install street lights.
- Discussion on irrigation water shares and on what they are based.
 - Mark S explained that the water shares are based on a share rate and how many shares that HOA has.

- It was noted that lot two has their own water shares that they pay for separately and that their dues are waived.
- Justin Whiteford asked if there were any issues with the HOA's insurance, with them cutting the HOA off or implementing an increase.
 - Mark S explained that currently the Insurance is ok as the HOA is with Farmers insurance.
 - Mark S discussed how AMFAM changed after the Boulder Colorado Fires
 - Mark S discussed that the HOA could see a rate increase.
 - Anything over 10% HOA Services will reach out to the board.
- Discussion on HB 22-1137
 - Updated dues collection and covenant enforcement policies to ensure HOA compliance.
 - If legislation changes will have to update again

A motion was made to approve the proposed 2024 budget.

Motion: Justin Whiteford

Second: Sheila Covello

None opposed.

The budget passed unanimously.

Elections

Mark opened the discussion.

- One member seat is open.
- It was noted that Karen Dennison had stepped down from the board.
 - Due to this another seat is open on the board.

Casey Flemming for a 3-year term

Self-nomination: Casey Flemming

Second: Mike Harvey

None opposed.

Sheila Covello for a 3-year term

Motion: Justin Whiteford

Second: Sheila Covello

None opposed.

ACC Committee

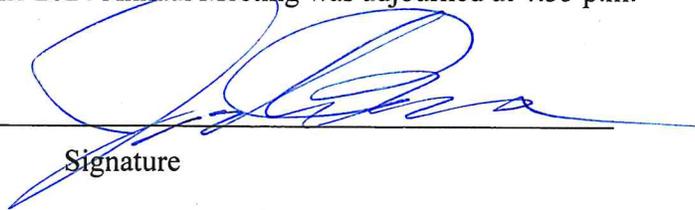
- It was noted that Gary Dennison stepped down from the ACC Committee
- The Board voted Brian Sims off the ACC Committee.
- Mike Harvey was appointed to the ACC Committee by the board.

Adjournment

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

Motion: Justin Whiteford and Sheila Covello

The 2024 Annual Meeting was adjourned at 4:35 p.m.



Signature

1/21/2025

Date