

2024 ANNUAL MEETING MINUTES

Swan Meadows Homeowners Association, Inc.

March 26th, 2024 @ Bray Education Center, 640 Belford Avenue GJ CO 81501
The meeting was called to order by Mark Shoberg from HOA Services Inc at 1:30PM.

In Attendance	Proxies	Management
Jeff Sheley		Mark Shoberg HOA
Ted Juntilla		Manager
Tyler Turriff (Zoom)	<u>6</u> proxies received.	Cayce Haren HOA Assistant Manager Rebekah Webb HOA Agent

With 6 proxies received and owners from 9 units represented; quorum was not achieved. Your HOA needs 13 units represented to meet Quorum.

Introductions

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

The Board introduced themselves:
Jeff Sheley, HOA President
Ted Juntilla, HOA Treasurer

Community Introductions:
Tyler Turriff (Zoom)

Approval of 2023 Minutes

First motion: Jeff Sheley
Second motion: Ted Juntilla
None opposed.
2023 minutes were approved and signed by Jeff Sheley.

Old or New Business

- Jeff states that the HOA is due for another Dues increase. Looking at the Budget and all that is left at the end of the year is expenses. We have not built up a big reserve.
 - Mark stated after the expenses are all paid, there is not a lot that can go into the reserves. The HOA is just maintaining the reserves and gaining interest in them. You would have to have dues increase from \$275 to \$300 Annually to start setting aside more money for the reserves.
 - In 2022 \$1,315.00 went into reserves because it was not spent on expenses. 2023 just under \$340.00 went into reserves and this year 2024 should be around \$425.00, but any issue with your irrigation system there will not be anything left in your reserve account.

- COIOA: Colorado Common Interest Ownership Act: recommends a Min. 10% of gross. Ideally \$1,700 will be set aside each year in reserves. You want to be able to have enough to replace one or two pumps and motors going down and be able to replace those or a major break. Any break in an irrigation line and we have to dig under the street that is a \$25k repair. A special Assessment would need to be done or your water shut off for the rest of the season. Having more saved in your reserves would help with this.
 - Ted asks about a schematic for how the water runs through the HOA.
 - Mark replied that there is not one. There was a prior Board member that worked for the Irrigation Engineer that built the system and she could not get anything. Grand Junction City does not have anything either. Ted is a surveyor for the subdivisions in Colorado; everything is as built; they know where everything is, everything is wired but the issue is that this HOA was built prior to that, and they don't have anything on it.
 - Your HOA board is allowed, according to your CC&R's, pass up to a 10% increase, and ratify it yourselves, and it would be voted on at this meeting, unless a majority of Homeowners reject that it would pass. Dues are \$275.00 + a 10% Increase would be \$302.50. They want to do an even amount of \$300.00 a year for Dues; a little less than 10%. This will calculate to \$25.00 a month for the year. Anything beyond or higher than the 10% increase would have to be put to a vote with the homeowners and the HOA would need a 67% yes vote to increase the dues more than the 10%.
 - Jeff was speaking about beautification of the HOA, using rock to become xeriscaping in the common areas. This will cost money. Regarding the HOA sign that is wanted, this has not been a high priority because of the expense. The metal signs with two poles that are pretty 5 feet tall and 3 feet wide those cost from 3k to 5k. A nice sandstone sign would also be a couple of grand.
 - The board has ratified moving the budget to \$300.00 annually which is under the 10%, and that would give your HOA an extra \$1,575.00 and that is close to what your reserves should be.
 - Ted asked; Did we change irrigation companies?
 - We are using GJMaintenance which is Brays in house maintenance. Dave retired so now they have a new guy. He has been checking out the system. It was just hydrovaced. As soon as it gets warm, being so close to the river you get a lot of silt. They are in there sometimes 2 or 3 times a week in July cleaning your filters. They recommend that it might need a 2nd pumping in early or middle July. That would be another \$800.00. This could be a cost benefit.
 - Ted asked; Is there a volunteer to help with the cleaning of the filters?
 - Once there is water in the irrigation system, the only thing they can do is use the hydrovac; they would shut down the system for 24 hrs. to pump the water out and suck out the silt. Once the water is in there, there is no way you can do that. If you have anyone interested in volunteering to "clean the filters" they will have a tech from GJMaintenance come and show them how to do that. That is the biggest issue at your HOA that it is getting plugged up 1 to 2 times a week, then you get all the calls about the low pressure.
 - How often does the current company do that?
 - April and May they go a couple times a month. Then starting in June 1x a week; July as needed. Bad rainstorms and fires make it all filled up with silt.
 - Do they have a flat fee for the year or is it T&M?
 - With GJMaintenance, they are T&M. It is cheaper to go that route than any other T & M or contract out there.
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Budget

- Regarding the expenses, we have irrigation mentioned two times. The first one is the irrigation infrastructure, and the second one is the water.
 - You own the shares, but you are paying rent on the shares and that is what they charge annually. This only went up \$7.70. Irrigation shares have not seen a lot of inflation. Nationwide inflation has gone up 18 – 25% inflation over the last 3 years depending on what you are talking about, but you do not see that with irrigation water.
 - Your irrigation has stabilized since 2021 since the year that there was a drain on the west end that collapsed, there was a retaining wall and rocks.
- Electricity in 2022, what was that?
 - Grand Valley and Xcel started charging everyone a surcharge for operating at peak hours, we adjusted for your HOA so no one can use the system on the peak hrs. You lose 30% of the water that hits the ground between 12 noon and 6pm.
- The state of Colorado and the Legislators in Denver state that we are in a desert. They are encouraging xeriscaping; rocks; minimal plants. Colorado is a head of the curve with xeriscaping. We are one of the only states that do not mandate turf grass in a HOA. If a homeowner says that they do not want to plant grass then you have to allow them to xeriscape.
- What Insurance do we have?
 - In the state of Colorado, it is mandated that you need to have General Liability. That is for anything in your common areas. You have the whole common area on the west side, sidewalk area. Anyone that falls there, the HOA is covered up to one million dollars. This is not part of the law of Colorado, but each HOA that we manage must have D&O which is Directors and Officers. That is to keep the Board from getting sued.
- Why has the legal, registration and professional services cut by \$100.00 from last year?
 - Last year the HOA had to create the two policies that were mandated by law; HB22-1137; the Dues Collection and the covenant enforcement. We do not see any changes right now. The DORA registration and SOS: Secretary of State are it right now.
- Do you do a drive by for Violations 1 or 2 times a month right now?
 - We drive through one time a month.

Discussion/2024 Budget Review

Motion to ratify the budget to \$300.00 a year for 2024 starting June 1st, 2024.

First: Jeff Sheley

Second: Ted Juntilla

No One Opposed

Budget is approved for new dues \$300.00 a year starting June 1st, 2024 and with money going into reserves \$1,575.00 annually.

Elections

In the State of Colorado, we cannot have the elections if Quorum was not met. We need a motion and a 2nd that the current directors on the board will stay on as appointees.

2024-2025 Year term

Motion: Jeff Sheley

Second: Ted Juntilla

None opposed.

2024-2025 Year term

Motion: Ted Juntilla

Second: Jeff Sheley

None opposed.

Explanation to Tyler Turriff about what is involved with the board. If you are interested, please let us know.

Old or New Business continued:

- Issue with Irrigation, who is liable for maintenance and who pays for the repairs?
 - The mainline that delivers the water into your HOA is the HOA's responsibility. Once the water gets to your control valve or the isolation valve, that is your responsibility as the homeowner. A lot of homeowners do not properly maintain it, it breaks and cracks over the winter, and then there is water in the springtime that is spraying everywhere. If that is broken and the line is open, the rest of the HOA will not get water. The entire system will need to get shut down. We are trying to create a policy for the Homeowners. We can give the homeowner 24 hrs. to make a repair for the break of the line. If they don't, the HOA will go in and repair it and bill that cost for that homeowner.
- Tyler stated that when he bought his home in 2023, he had no idea that he even had sprinklers. The neighbor helped him and showed him how to turn on the valves, where the interface was on the side of his house and explained the irrigation system to him. If he did not have the neighbor to help him, he would have messed it up as well.
- Ted asked about a mailing for the homeowners for the irrigation.
 - We send out a basic mailing for Springtime.
 - They would like to add an explanation of HOA and Homeowner responsibility/liability. HOA Services is not responsible for the Homeowners irrigation. We can add a list of reputable contractors that they can call.
- Jeff mentioned trailer parking and getting City phone calls about it. This has been in place with the CC&R's.
 - ACTION ITEM: Include this in the letter; parking a trailer/vehicle (recreational vehicles) in accordance with city regulations, 20 feet off the sidewalk and/or behind a screen or fence.
- By law, the homeowner cannot get a fine until after 60 days. After a violation is cured the process starts all over again.
- When a big fix for the irrigation water is needed, at that point we would have the contractor add an isolation valve for a main system at that time. This will need the board's approval because it will be expensive. Everything above the isolation valve could remain on and anything above that can be shut down. Future repairs we would want to add the isolation valves to the main system.

- When GJMaintenance comes out again Jeff wants them to come and look at his property. Jeff believes he has an isolation valve on his property. He states he has a 6-inch pvc with a cap on it, and in it has a valve. Ted believes it might be just a valve stem. This is the south end.

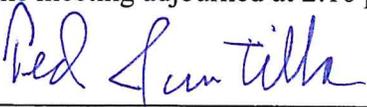
Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 2:16 pm.
Motion: Jeff Sheley

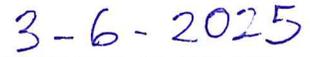
2nd: Ted Juntilla

None opposed.

The meeting adjourned at 2:16 pm.



Signature



Date

