

2022 ANNUAL MEETING MINUTES

Stagecoach Trail Homeowners Association, Inc.

October 20, 2022 12:00PM || 640 Belford Avenue Grand Junction, CO 81501

In Attendance

Bray HOA Management: Mark S, Assistant Manager: Laurina H.
Board Members: Steve Damm, Bill Bouts
In Person: Larry Barth, Larry Watson, Felicia Romero, Luke Mason, Terry Davis, Janver Derrington, Khailia Derrington
Proxy: Kirk Pahler, Mervil Mullenax, Tonya Ridings

Quorum Not meet

Meeting was called to Order by Mark S at 12:00 PM

Approval of the Previous Years Minutes

Motion: Bill Bouts
Second: Luke Mason
Passed

Old/New Business

Irrigation- 1 pump repaired-**Scott is rebuilding for less than \$1,000

Landscaping- Get four proposals for 2023 for all of F Road and 31 Road to service retention pond, shrubs, bushes, and tree fertilizing.

*Retention pod – clean bottom to keep levels down. Luke is knowledgeable with the drainage process of the retention pond and willing to help. This will be a one time situation and not an on going expense.

*Bill has hired someone to take care of the retention pond cleaning and will notify Bray Mgmt. if assistance is needed.

*Talked about removing shrub on F Road and replacing with gravel. In hopes to stop outsiders from parking in the property. Cost is a concern. No immediate action at this time.

*Mark explained the breakdown of cost that Bray covers.

*Board can have evening meetings on site at any time. Bray does not attend evening meetings. Bray does not attend onsite meetings as they are frequently cancelled due to weather.

* Trailer parking violations were discussed. It was explained that most of the time a neighbors will call these complaints into Bray.

Budget

Budget can be voted in even though quorum was not met.
Increase in dues \$441.00 to have a reserve fund.

Motion: Collen Davis
Second: Felisha Romero
2023-Passes

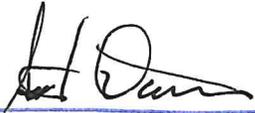
Elections

Bill Bouts, Steve Damm, Amber Mason remain on board for a
1 year term (2022-2023)

Pass

Adjournment

With no further business, meeting adjourned at 1:26 PM

X 

Date 10/17/23