

2024 ANNUAL MEETING MINUTES

Southridge Estates Condominiums Association

April 24th, 2024; Bray Educational Center; 640 Belford Avenue, Grand Junction, CO 81501

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00PM.

In Attendance

Jacob Cotner
Linda Schmidt
Zoom: Joel Lipovetsky
Zoom: Josh Steck

Proxies

0 proxies
received.

Management

Mark Shoberg HOA
Manager
Rebekah Webb HOA
Agent

With 0 proxies received and owners from 18 units represented; quorum was not achieved.

Introductions

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

The Board introduced themselves:

Josh Steck, HOA Director

Jacob Cotner, HOA Board Member

Community member introductions.

Approval of 2023 Minutes

First motion: Linda Schmidt

Second motion: Jacob Cotner

None opposed.

2023 minutes were approved and signed by Jacob Cotner.

Old or New Business

- Linda Schmidt mentioned that the weeds are out of control. She had done the weeding herself last year at the start of weed season 2023. The rock beds are not too bad. What she noticed is what is dead and what isn't. Out of the 25 weeds you can tell only 2 were sprayed and what was not. The landscaping company is not doing a throughout job.
- **ACTION ITEM ON WEEDS: WD Yards is the landscaper. GJ Maintenance is one of the companies that we will get a bid from, and we will shop this out.**
- **ACTION ITEM: BIG FURNITURE PICK UP AT DUMPSTERS:** There are a couple of pieces of furniture next to the dumpster. Please let us know if this happens and send an email with pictures so we can have someone pick the big trash up.

- Josh Steck states that this is an ongoing issue, and it seems to be a lot there. We did set up a camera in one of the units to try and capture the license plates of those who are dumping. Then we give that footage to the Police. Sometimes they are successful and sometimes they are not.
- Linda states that there is a very dark area by the dumpster area. There are people coming in to dump at their dumpster. We are on the road to the City Dump so anyone can stop there and dump.
- Mark states that with the new law HB22-1137: New Rules state that we need to put a sign up that says, “No Trespassing”; “no unauthorized dumping”. The issue is that there is no law in the state of Colorado that says you cannot dump your garbage in an HOA’s dumpster. There are other HOA’s putting signs up to let them know that there is no unauthorized dumping or fences up and they still dump next or up against the fences. This can help with slowing down the unauthorized dumping. Some HOA’s are put a “dummy” camera up above the dumpster which could also help.
- Josh is stating that this is a “City Counsel” issue and not an HOA issue.
- Jacob Cotner states that he noticed on Zillow that the empty plot of land is for sale. The pictures online include the parking lot at Southridge. Do we own our parking lot? If heavy equipment is on that area of the parking lot, we should wait to fix that.
 - Josh will have to look into that. Mark states that Real Estate websites pull from the internet. In the convenance and Platt map it should show what the exact areas are included and what is not.
- **New Business:** Mark states that Josh from Valleywide Pavement states that the parking lot cannot be repaired. He does not recommend any further maintenance. You have major degradation “alligator cracks.” He recommends fully removing sections of the parking lot. Large sections need to be removed, re-graded, put new asphalt on top of it, then seal the entire thing. From, then stripe it and paint it. We need to get updated bids. Special Assessment per owner will be needed plus the reserves. To just fix the cracks and clean it, then seal it, it would be \$5,000.00 or \$6,000.00. To do the whole parking lot it would take 20k to start.
 - There is a Special Assessment this coming August 2024 from last year’s Parking Lot project.
 - Jacob is fine with waiting for the parking lot for now until we find out what is going on with the sale of the empty lot and to set aside money from dues for the parking lot project. Since we share an entrance there must be some sort of rights to the parking lot.
 - There are easement rights. There are a lot of developments that have that. If they use that easement just to get to theirs, then they become responsible for some of the cost of your easement, the area they drive through. They might have to expand that then that could be a benefit for your HOA.

Budget

Budget: Discussion and Adoption

- The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether quorum is achieved, unless a majority of Owners reject the budget in-person or by proxy at the meeting, in accordance with the Bylaws, Art. VII, Section 2 (c) and C.R.S. 38-33.3-303(4)(a)
- Linda asked about the snow removal.
- **ACTION ITEM: What is the snow removal line item?**
 - Linda took care of the snow removal in the past and she was paid from the HOA as a vendor.
 - Whatever is not spent goes back to your operating account.
- Trash expenses are going up because more people are dumping at the Dumpsters and not going to the dump.
- How much money are we putting into the reserve account?
 - We are setting aside, on average, each year about \$4,000. This coming year is \$4,183.74. More than 10% of gross. That capital reserve is because we are trying to plan for the parking lot future.

- Jacob asked why did the bank fee changed from \$15.00 in 2022; \$1.50 in 2023 and \$5.00 proposed in 2024?
 - Bank fees are when we are working with the bank. This does not have anything to do with the homeowners. Some years there is none and others are \$5.00 or more. This is not an account fee. You have Alpine Bank.

Discussion/2024 Budget Review

Motion to approve the budget as \$100.00 a month and \$200.00 in August for the parking lot for 2024 as drafted.

First: Josh Steck

Second: Linda Schmidt

No one Opposed.

Budget is approved.

Linda Schmidt handed in a coupon for 15% off for D&M Paving. They are looking to get 2 or 3 bids for

Elections

Josh Steck is an appointee and will stay on as Board President.

Jacob Cotner is an appointee and will stay on as Board Member.

Nominations: Linda Schmidt

1 Year term

Motion: Jacob Cotner

Second: Josh Steck

None opposed.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:33 pm.

Motion: Linda Schmidt

None opposed.

The meeting adjourned at 3:33 pm.



Signature

4/22/2025

Date

