

2025 ANNUAL MEETING MINUTES

Southridge Estates Condominiums Association

April 22, 2025; Mesa County Workforce Center: 512 29 ½ Rd

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:30PM.

In Attendance

Linda Schmidt

Proxies

_1 proxy for 12
units received.

Management

Mark Shoberg HOA
Manager
Cayce Haren HOA
Assistant Manager

With 12 proxies received and owners from 1 unit represented; quorum was not achieved.

Introductions

Mark Shoberg introduced himself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:

Linda Schmidt

Approval of 2024 Minutes

First motion: Linda Schmidt

None opposed.

2024 minutes were approved and signed by Linda Schmidt

Old or New Business

Parking Lot:

- It was noted that Valley Wide is booked through June but can schedule the parking lot work contingent on approval at this meeting due to available funds.
 - The board approved proceeding with scheduling the parking lot work with Valley Wide.
 - HOA will coordinate with Linda on signage and will notify residents when parking is not allowed during the work.
- It was suggested that Cory's dirt field may be an option for parking during the project.
 - HOAServices will contact Corey regarding parking.
- It was noted that the bid includes alligator patching, removal of bad areas, and striping and painting

Berm on the North End of the Parking Lot:

- It was noted that the berm needs to be rebuilt to prevent water from flushing out the parking lot.
 - HOAServices Pyramid to rebuild it.

Building Maintenance: Siding/boards

- Siding on Building 7 and 8 are coming loose
 - HOAServices will create a work order
 - It was noted that these are the two buildings that are most affected by weather.

Roof Inspection:

- The HOA will have Robertson check the roofs for preventative maintenance due to wind damage.

Budget

- A proposed monthly dues increase of \$120, effective June 1, 2025, was discussed to cover increasing maintenance and repair costs.
- The parking lot for patching and resealing will cost \$11,450.
- A one-time transfer of \$12,000 from reserves to the operating budget will cover the parking lot project.
- There will be no special assessment for 2025.
- The HOA is over the state minimum for reserves (10%).
- The new insurance number is \$10,563.
 - It was noted that Insurance costs are expected to increase by around 8% each year.

Motion to approve the budget as proposed with an increase to \$120.00 per month effective June 1, 2025.

First: Linda Schmidt

Second: Josh Steck

None Opposed.

Budget is approved.

Elections

Mark S announced that the current board members will continue on the board for another 1-year term due to the lack of a quorum.

None opposed.

Adjournment

With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 3:46 pm.

Motion: Linda Schmidt

None opposed.

The meeting adjourned at 3:46pm.

Signature

Date