

# 2024 ANNUAL MEETING MINUTES

## Summerville HOA

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September 17th 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.

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### In Attendance

Robert McGill: President  
Shelly Faith

ZOOM:  
Lauren Annino

### Proxies

2 proxies  
received.

### Management

Mark Shoberg HOA  
Manager  
Cayce Haren HOA  
Assistant Manager  
Rebekah Webb HOA  
Agent

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With 2 proxies received and owners from 5 units represented; quorum was not achieved.

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### Introductions

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

The Board introduced themselves:  
Robert McGill, HOA President

Community member introductions.

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### Approval of 2023 Minutes

First motion: Robert McGill  
Second motion: Shelly Faith  
None opposed.  
2023 minutes were approved and signed by Robert McGill.

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### Old or New Business

- The board was invited to introduce any old or new business for discussion.
  - As per Robert there is no Old or New Business.
- Mark opened discussion to members of the community for Old and New Business.
  - No old or new business to discuss with Homeowners.

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## Budget

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- Mark opened discussion to members of the community for the Budget.
  - Discussion about the budget. Total \$57,043.40 for 2025. Reserves as of now is \$548.29. Why is this so low? It makes me nervous that there is nothing in the reserves. What is something bad happens and we have no money to pay for it. That would be a very large Special Assessment. Is there anything big coming up that we as an HOA need to pay for?
    - Mark responded: this is a small HOA, only 19 Units. The \$250.0 a month is equal to other HOA's in the valley. Your HOA is not setting aside anything for the reserves right now. CCIOA states that each Hoa should be setting aside at least 10%. Decks are all homeowner responsibility. Landscaping with LUSH is a very cheap contract. We had reduced the services. Painting might need to be done but not for at least another 10 years.
    - Robert stated that the decks and doors have all been replaced. Homeowners have been volunteering to mow and water to keep cost down.
  - Discussion about the Irrigation.
    - Mark stated that 3 years ago we gotten bids on digging up the broken Irrigation and that itself would cost over 10k. Once they fix the broken plastic and replace the road that would have been an additional 7k. They ended up planting clover and that is a minimal cost for the water usage. If your HOA wanted to look into replacing the Irrigation system now it would cost upwards of 25k.
    - The domestic water/sewer is down \$400.00, but what you pay for is the Irrigation Gate.
    - Action Item: to call the City of GJ to sell the water shares and closing the irrigation gate to have only domestic water.
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  - Discussion about the Loan and how much is left? What is the interest rate?
    - Mark replied: Total loan is \$170,000.00. As of September 2024, owed Balance: \$144,327.04. Refinance for the roof; \$23,263.20 a year at a fixed monthly rate @ 6.5% to pay off loan.
  - Discussion about the dues going up to \$275 a month.
    - There is no money in the reserves account, and the HOA is not saving like CCIOA tells each HOA to save at least 10%. Also, the inflation rate is up from 23% to 25% and we need to save for any type of catastrophic situation.

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## Discussion/2024 Budget Review

As the Board President, Robert McGill: will ratify the Budget from \$250.00 a month to \$275.00 a month starting January 1<sup>st</sup>, 2025.

Motion: Shelly Faith

Second: Lauren Annino

No one Opposed: Budget passed to have the budget to go \$275.00 a month starting January 1<sup>st</sup>, 2025.

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## **Elections: We need to elect 2 Directors to the Board this year for a 3 yr term.**

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Self-Nominated: Board President: Robert McGill

2<sup>nd</sup>: Shelly Faith

Robert McGill the Board President is on the Board from 2024 – 2027.

Vice President: Rita Peterson did not reach out to let us know if she wanted to renew and stay on the Board. Her last day on the Summerville HOA board is 09/17/2024.

The Secretary/Treasurer: Trae Frigetto is on the Board until 2025.

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## **Adjournment**

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- Discussion about the real estate in GJ:
  - Mark replied: HOAServices Inc., is not on the side of the residential or commercial real estate side of it but things have slowed down then it started to pick up a bit. There are about 3k new places coming up. A lot of it is Investor money in the valley that is building condo and apartment complexes. It does look like a slowdown across the board: tourism; restaurants; and activity. It seems like people are spending less money as well.

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:29 pm.

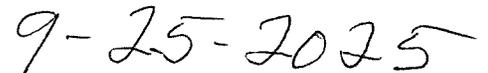
Motion: Robert McGill

None opposed.

The meeting adjourned at 3:29 pm.



Signature



Date

