

2025 ANNUAL MEETING MINUTES

Sundance Crossing HOA

December 10, 2025, 3:30pm – 640 Belford Ave Grand Junction Colorado 81501

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

In Attendance

Edita Gibson
Jeffery and Susan Wollman
Karen Koronko
Sharon Eiland
Brena Davis

Proxies

7 proxies
received.

Management

Mark Shoberg HOA
Manager
Cayce Haren HOA
Assistant Manager

Zoom

Andy Smith for Midwest Housing LLC

Matthew Price (2)

With 7 proxies received and owners from 8 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as being with HOAServices

Cayce Haren introduced herself as Being with HOAServices

The Board introduced themselves:

Jeffery Wollman, HOA President

Matthew Price, HOA Vice-President

Approval of 2024 Minutes

First motion: Jeffery Wollman

Second motion: Matthew Price

None opposed.

2023 minutes were approved and signed by Jeff Wollman.

Old or New Business

Old and New Business (Board Discussion)

- **Concrete Repairs & Maintenance:**

- Jeff Walman expressed satisfaction with recent concrete repairs and anticipated the second half of repairs in the spring. He noted the goal of saving money for future needs. Matthew Price agreed.
- The association has received funds for repairs and maintenance, including deferred maintenance. Historically, dues were kept artificially low by developers after the 2008 economic collapse.
- A reserve study was initiated by new directors to address significant assets like concrete, streets, gutters, sidewalks, and VPANS, as previous dues were insufficient.

- The concrete repair schedule for future years includes May 2026 and May 2027, subject to weather conditions (consistent 55-degree temperature).
- **Cost & Vendor:** Year-to-date, \$90,000 has been spent on repair and maintenance, with approximately \$66,000-\$70,000 specifically for concrete work (e.g., \$55,000-\$60,000 for the 2473 section). ADCOC is the preferred concrete vendor due to affordability and quality.
- **Warranty:** New concrete comes with a 2-year warranty, which is voided by the use of salt. Sand was recommended as an alternative.
- **Future Budgeting:** It was noted that there is an anticipation of an annual 10% price increases for concrete work. To avoid a budget deficit on paper, the annual repair and maintenance budget is set at \$50,000, with additional funds drawn from reserves as needed.
- **Parking Issues:**
 - **Concerns:** Multiple issues were reported, including vehicles blocking access for cement trucks on Mesa Canyon, dangerous parking near mailboxes, blocked driveways/sidewalks (ADA concerns), and unauthorized boat storage.
 - **Enforcement:**
 - HOA-posted "no parking" signs on Mesa Canyon are not formally policed or ticketed by the HOA.
 - Local law enforcement can be contacted for blocked driveways (970-242-6707), typically responding within a few hours for a \$25 fine. Calling 911 for non-emergency parking is considered an abuse of the system.
 - It was noted that the HOA cannot enforce parking on public streets due to recent Colorado laws but *can* enforce on association-owned streets.
 - Towing has become nearly impossible due to the "Towing Bill of Rights." The previous tow company (Northstar) dropped services, and HOA Services is actively seeking a new company.
 - **Proposed Solutions:**
 - Consider implementing a parking policy, potentially limiting units to two vehicles. HOA Services can draft a policy for \$150.
 - Discussed using landscaping islands to create additional parking spaces (estimated cost \$7,000-\$8,000 per spot).
 - Implementing parking stickers for authorized vehicles was suggested as an enforcement mechanism, with tow tags (hard to remove) as a deterrent for violators.
- **Drainage and Unfinished Development:**
 - **Fence/Visibility:** A member reported a fence causing visibility issues for cars due to slat alignment and has contacted the street department without resolution.
 - **Unfinished Sidewalks:** Uncompleted sidewalks behind 24/81 (sanded for years) are awaiting Bill Christensen's development, which requires a VPAN for drainage. Progress was halted by COVID, and no recent updates are available.
 - **Developer Responsibility:** HOA Services stated there's no mechanism to force a developer to complete work. If the HOA installs concrete in undeveloped areas, it might need to be torn out later if the developer proceeds.
 - **VPAN/Swamp:** A "lake pan" VPAN is part of the drainage system, designed to manage water flow, particularly during monsoon season. The city engineer confirmed the design and will not change it, despite a detention pond collecting water and becoming a "swamp." Adding dirt to address this would cost an estimated \$100,000.
- **Roof Repairs & Insurance Claims:**
 - Roofing repairs are scheduled for spring due to damage from the "6-6 storm."
 - It was noted that the HOA Should be cautious about filing insurance claims for smaller damages (\$10,000-\$15,000) as insurance companies are increasingly terminating policies, especially in Colorado.

Old and New Business (Member Discussion)

- **Xeriscaping Request:** A member reiterated a request for xeriscaping behind their property, stating a vendor had previously cut a main line, affecting grass. The board previously denied the request, deeming it a common area and not a budgetary priority over concrete. The member was advised to resubmit the request through the ACC for board review.
- **Property Sale Concerns:** A member expressed difficulty selling their unit due to unaddressed property issues and mentioned legal action. Management reiterated that concrete repairs for their property (2477) are scheduled for 2026.
- **Worker Conduct:** Discussion on a community member yelling at workers and acting unprofessionally, leading to instructions for crews to avoid their property. The member acknowledged the complaint but attributed it to a relative and mentioned communication issues with vendors during short staffing periods.
- **Notification for Work:** HOAServices acknowledged past communication issues regarding concrete work and pledged to provide more consistent month, week, and 24-hour notices for future projects.

Budget

Motion to approve the budget for 2026 as drafted.

First: Jeff Wolman

Second: Sharon Eiland

None Opposed.

Budget is approved.

Ratification: The budget was ratified as per the association's declaration, which states approval if less than 80% of owners reject it

Elections

Due to the lack of quorum, no election for board seats was held. The board retains the right to appoint members to fill any empty seats. The next election will occur at the following year's annual meeting. The general process for joining the board is through election when quorum is met.

Adjournment

With no further business to discuss, Mark S. asked for a motion to adjourn the meeting at 4:18 pm.

Motion: Jeff Wolman

None opposed.

The meeting adjourned at 4:18 pm.

Signature

Date