

2024/2025 ANNUAL MEETING MINUTES

The Glen at Horizon Drive HOA

October 22nd, 2024 @ 3pm @ BEC Bray Ed. Center 640 Belford Ave., Grand Junction, CO

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

In Attendance

Proxies

Management

June Bakios

Elizabeth Bartoszek

Harold Blanton

Kelly Britton (Zoom)

Christine Maxbauer (Zoom)

Clair Denzler

Fred Schwartz

Mary Gerou (Zoom)

Christina and John Gordon

Jeannine Faull

Karen Jenkins

Claudia Kellar

Jennifer Larson

Jasmine O'Connor

Terria & Kevin Roberts

Serrano-Treider Living Trust

Thomas & Patricia Sherman

Regina Siegfried

Rebecca Manley (The Reno Deprey)

Dara Whitmore

Joann Williams (Williams Flaming Gorge Mkt)

15 proxies
received.

Mark Shoberg HOA

Manager

Rebekah Webb HOA

Agent

With 15 proxies received and owners from 36 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager

Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Christina Gordon, HOA President

Christine Maxbauer, HOA Vice-President

Approval of 2023 Minutes

First motion: Dara Whitmore

Second motion: Jeannine Faull

None opposed.

2023 minutes were approved and signed by Christina Gordon President of HOA

Old or New Business

- Mark invites the Board to start with Old and new Business.
 - Christina G. discussed their maintenance budget for 2023, which exceeded due to significant foundation repairs, tree removal, and patio replacement. Discussion of the plans for landscaping, including tree planting and xeriscaping areas. Christina Gordon to investigate options for zero-scaping certain areas to reduce water usage and maintenance costs.
 - The HOA addressed the need for road maintenance, with a focus on sealing cracks and addressing alligator cracking.
 - The board agreed to consider these issues for future budgets.
 - The HOA discussed the replacement of exterior garage lights, with Terry volunteering to replace the bulbs and vacuum the sockets of spiderwebs. The cost of replacing the fixtures is the homeowner's responsibility. The HOA also decided to have one color for all the lights, with a majority vote in favor of white. The possibility of having security lights with motion sensors was also discussed.
 - The clean up of the spiderwebs will be added to the newsletter as a reminder in the spring and fall.
 - Two members want the board to meet quarterly in accordance with the bylaws. The two owners are concerned about the lack of transparency in decision-making processes. The HOA also addressed the issue of special meetings, the adoption of policies and procedures, and the maintenance of roads within the community.
 - Members discussed the parking policy, the possibility of installing speed bumps, and the need for communication to avoid misunderstandings. One parking sticker per unit per owner. You can share that 1 sticker with whomever you want. Anyone with a parking sticker can park on the street for 7 consecutive days; but also, can be moved to another spot.
 - Discussion about visitors or parties that a homeowner throws; what would you do about the parking. As per the Board and Mark S. just let us know. Email contact@hoaservicesco.com or call us @ 970-812-3192 and let us know. We will let the board know and will send back a response. Open communication is key.
 - **ACTION ITEM:** Mark to contact Doug @ Rocky Mtn.; Price of 1 bumper.
 - **ACTION ITEM:** HOA Services to install an English and Spanish language towing sign at the entrance to enable immediate towing enforcement.
- Mark S. opened the meeting to the owners.
 - Discussion of the Rental Policy with fees. The HOA discussed concerns about move-in and move-out fees, with some members questioning their arbitrariness and use. The HOA clarified that the fees were for maintenance and services, with the Board having discretion over their use. The issue of tenants' responsibility for their belongings during move-in and move-out was also addressed, with suggestions for including the fees in the security deposit. The reason for the move-in and out fees is because of the issues of trash left behind by tenants. A homeowner suggested contacting the city's code enforcement.
 - The conversation ended with a vote to terminate the current policy charging \$150.00 for move-in and \$150.00 move-out fees equaling \$300.00, with the majority in favor.
 - The HOA also discussed the need for accurate numbers for the vote, potential policy amendments, and the impact on rental properties and community bylaws.
 - Dara requested a motion for owners who have paid renter move-in/out fees to be reimbursed.
 - Board responded with a No as they reminded the owners that the policies are the purview of the board and do not have to accept motions for anything policy related. The Board has the discretion to utilize the money collected for this fee to go where it needs to for the HOA. It would go into the Operating or Reserve account for the HOA.
 - Dara requested information on who has authority over policies in HOAs in CO. According to the Colorado Policy Rights Statute: Section 38-33.3-209.5: the Board has sole authority over policies.
 - Members discussed revising the Rental Policy to only include a move-in fee of \$150.
 - VOTING:
 - Karen Jenkins motioned for one move in/out fee \$150.00;

- 2nd Terria Roberts
 - Yay: 17; NAY: 5; This Move in policy for the one-time Move In fee of \$150.00 is Approved.
- HOA Services to update the move-in policy to reflect the new \$150 move-in only fee.
- Homeowner discussion about the house settling an inch since the last time it was painted. 739 Glen Ct. #10. He is worried about the settling and the amount of water pooling and massive mosquitoes.
 - Mark requested he send us an email with pics of anything that is going on to contact@hoaservicesco.com. Buildings are getting canal water and stream water. It's a natural arroyo, which is a beautiful Spanish word for swamp. That is what your HOA is built on. You will have these issues. If the HOA gets pics, the board reviews and will send out Foundation Repair to inspect.
- Overgrown Bushes: You have a clean-up two times a year. Budgetary constraints will cause this not to be able to be cleaned up to the amount it needs to be. Terria Roberts is willing to help with the clean-up. Keep in communication with us if you would also like to do this for your bushes. We will make sure the board knows what is going on.
- HOA Services to schedule gutter cleaning and bush trimming starting October 28th.

Budget

- Mark opened the meeting to the Board about the Budget:
 - Question about Insurance: Last time we shopped around for New Insurance Coverage was 2 years ago. All the prices have gone up. Some are doubled from 15k to 30k. AmFam was Colorados best Insurance for COA's, but they are no longer in the COA business.
 - State law requires Insurance Coverage.
 - Budget: There are two budgets to choose from. To paint Building 742 in 2025, dues would need to be increased to \$265/month. If dues are increased to \$250/month, no building painting will occur in 2025.
 - The Budget with an increase of 10% or less from the preceding year is ratified by the Board and automatically approved at the Meeting unless a simple majority of those present or by proxy reject the Budget. Art. X. Section 10.9 of the Third Amendment to the Declaration and C.R.S 38-33.3-303(4)(a).
 - VOTE: \$265/month starting January 1st, 2025:
 - YAY: 15; NAY: 5; Budget passes at \$265.00 month starting January 1st, 2025.
 - Pet Policy and Fee is still in force.
 - HOA Services to send email blast to community about board meeting dates and times if scheduled.

Discussion/2025 Budget Review

Motion to approve the budget for 2025 as drafted.

First: Christine Maxbauer

Second: John Gordon

Budget is approved.

- HOA Services to send out notices about the new dues increase to \$265/month effective January 1st, 2025.

Elections

Nominations: Christine Maxbauer

2024-2027 Year term

Motion: Christine Maxbauer

Second: Elizabeth Bartozek

None opposed.

Nominations: Terria Roberts

2024-2027 Year term

Motion: Christina Gordon

Second: Terria Roberts

None opposed.

THANK YOU, CHRISITINA GORDON, FOR EVERYTHING THAT YOU DO FOR THE HOA!!

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:59 pm.

None opposed.

The meeting adjourned at 4:59 pm.

Signature

Date