

2025 ANNUAL MEETING MINUTES

The Glen at Horizon Drive HOA

October 28th, 2025 @ 3:30pm @ BEC Bray Ed. Center 640 Belford Ave., Grand Junction, CO

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

In Attendance

Elizabeth Bartoszek
Kendal Frances Bartoszek
Joanie Blanton
Kelly Britton
Christine Maxbauer (Zoom)
Clair Denzler
Mary Gerou
Christina and John Gordon (2)
John Gordon
Sheldon Habiger
Karen Jenkins
Claudia Keller
David Hartman
Jennifer Larson
Terria Roberts
Rebecca Manley (The Reno Deprey)
Samatha Martinez

Proxies

13 proxies
received.

Management

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

With 18 proxies received and owners from 17 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself being with HOAServices
Rebekah Webb introduced herself being with HOAServices
Cayce Haren introduced herself as being with HOAServices

The Board introduced themselves:

Christina Gordon, HOA President
Christine Maxbauer, HOA Secretary/Treasurer
Terria Roberts, HOA Vice President

Approval of 2024 Minutes

First motion: Christina Gordon
Second motion: Terria Roberts
None opposed.
2024 minutes were approved

Old or New Business

Mark S invites the Board to start with Old and new Business.

- Discussion on Ongoing Foundation Issues: Buildings 712 & 732
 - Introduction of John Bolden, structural engineer, who has been working on the foundation issues affecting buildings 712 and 732 for the last 8-9 months.
 - Engineer's Presentation: John Bolden presented findings regarding structural and foundation issues.
 - Identified the area of concern as the crawl space areas.
 - Discussed historical flooding events (specifically one two years prior) as a contributing factor.
 - Mentioned Ditch as the source of flooding.
 - Reported the presence of movement in the buildings based on surveys but indicated no new movement between the two surveys.
 - Identified cracking in the drywall and movement of outside foundation elements.
 - Presented the idea of eliminating future moisture in the crawl space instead of underpinning.
 - Discussed the potential for a flood wall to prevent water from entering the buildings
 - Mentioned the preliminary plans of the wall that was up at the front for review, and it was about 120 feet of wall.
 - Discussed stabilizing metal support beams in the basement.
 - Owner mentioned personal concerns on damage to glass doors that they cannot be closed due to movement
 - A resident inquired about whether other buildings besides 712 and 732 were being evaluated.
 - It was noted that you are seeing signs of foundation issues (diagonal cracking) to email HOAServices and the board will review
 - It was noted that the HOA is built on an Arroyo
 - Discussion on Financial Implications
 - It was noted that this will need a special assessment
 - It was recommended that owners review their personal insurance for an HO6 policy for loss assessment coverage.
- Landscaping and Maintenance
 - Discussion of tree maintenance, removal of diseased aspens, and treatment of pine trees this year at a cost of \$1,300, which should help preserve them for another 3 years.
 - Discussion of bushes being trimmed
 - Discussion of weed control
 - Discussion regarding the mulberry tree growing into owners fence.
- Vehicle Parking
 - Owner inquired about vehicles parked improperly or abandoned.
 - Discussion of tow stickers and procedures for towing.
- Asphalt
 - Discussion on whether the asphalt is being addressed this year
 - Postponed at the moment due to foundation issues
 - two asphalt companies are doing assessments and getting bids to the board
- Discussion on putting the building numbers of the bottom of the stairs for each building to assist delivery drivers
- Access Panels
 - Access panels on exterior stairs must be kept clear.
 - This is for compliance with state law.
- It was recommended that owners mark their trash cans so that they know what unit they belong to
- Discussion on Dumpster
 - It was noted this was due to water damage from broken cooler line from unit and removal of items.

Budget

Mark opened the discussion on the budget:

- A proposed dues increase of less than 10% was introduced, raising the monthly fee to \$285 or \$295 with a pet, starting January 1st, 2026.
- Discussion on the need to keep on top of inflation
- Discussion of flood insurance

Motion to approve the budget for 2026 as drafted.

First: John Gordon

Second: Christine Maxbauer

4 no votes via proxy

Budget is approved by the majority.

- HOA Services to send out notices about the new dues increase to \$285/month effective January 1st, 2026

Elections

Nominations: Christina Gordon

2025-2028 Year term

Motion: Self nomination

Second: Christine Maxbauer

None opposed.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 5:13 pm.

None opposed.

The meeting adjourned at 5:13 pm.

Signature

Date