

2025 ANNUAL MEETING MINUTES

Treehaven HOA

May 13, 2025, 3:30pm @ Mesa County Workforce Center 512 29 ½ Rd

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

In Attendance

Wanda Thomas
David Larson
Shirley Cates
Michael Hanson
Pamela Malone (zoom)

Proxies

6 proxies
received.

Management

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

With 6 proxies received and owners from 5 units represented; quorum was achieved.

Introductions

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

The Board introduced themselves:

Wanda Thomas, HOA President
David Larson, HOA Vice-President
Shirley Cates, HOA Secretary/Treasurer

Approval of 2024 Minutes

First motion: Shirley Cates

Second motion: David Larson

None opposed.

2024 minutes were approved and signed by Wanda Thomas.

Old or New Business

- Discussion of Amending Declaration (5% Max Annual Cap to 10%) Wanda Thomas emphasized the importance of this item.
 - The HOA is approaching a budget deficit, potentially running out of money within 2-3 years due to increased costs since COVID-19.
 - National inflation was cited at 8.9% over the last three years, with the valley experiencing an average of 14.5% and some landscaping items increasing by 30-300%. Insurance costs have also risen by 100% for many HOA policies.
 - The HOA can no longer sustain its budget with the 5% maximum capital increase.

- The vote was four short of the totals needed at the meeting
 - If the amendment doesn't pass, the board may have to utilize special assessments each year (up to \$3000 per owner), which can be approved solely by the board without owner input.
- Discussion on the HOA Insurance
 - The declaration allows the HOA to shift responsibility for master insurance to individual owners.
 - Owners would carry 100% of the hazard insurance, insuring their entire half of the building instead of just the interior.
 - Eliminating master insurance could save \$13,000-\$15,000 per year, allowing the HOA to operate on a 5% cap basis.
 - Currently homeowners insurance covers the interior of homes from the studs inward.
 - It was noted that adding exterior insurance coverage to the homeowner's policy could cost an additional \$200-\$300 per year.
 - One homeowner noted that cost of the quote he received
 - One owner suggested that if the HOA eliminates its insurance, homeowners' dues should be lowered
 - It was noted that HOA could not undergo this
 - The HOA's current insurance covers hazard for the exterior, hail, and wind damage.
 - One owner questioned the value of the current insurance, as it would only be useful in a total loss scenario
 - It was clarified that if the HOA shifts insurance responsibility, homeowners must provide a Certificate of Insurance (COI).
- Discussion on other financial and maintenance issues
 - The HOA faces expenses related to tree removal, and ash trees that need treatments are around \$1400 each time.
 - It was noted that the existing landscaping contract with Thompson is set for three-year increments.
 - It was noted that there are increasing insurance premiums.
 - It was noted that only State Farm and Farmers currently handle HOA insurance in the valley.
 - The Board can pass or approve a special assessment and needs to be sure to recover the cost of the tree removal and tree care. The special assessment is capped at \$3000 per owner.
 - There was an expressed concern about the potential for homeowner backlash if the special assessment was too high. The HOA also discussed the need to balance their budget and the possibility of using their reserves to cover expenses.
 - Discussion on potential irrigation pump replacement
 - Repairs/a rebuild could cost around \$1,000.
 - Acknowledgement of the landscapers and sprinkler maintenance person for their good work.
 - It was noted that a pump replacement would cost much more.
 - Discussion on concerns about the roofs, which are approaching 20 years old. It is noted that in their area, roofs typically last about 17 years due to sun and wind, although their trees have helped prolong the life of their roofs. The group is advised against using roof coating products for roofs over 15 years old, as replacement is more cost-effective at that point.
- Discussion on Cottonwood Tree Removal
 - One bid for removal was \$5,800. Another bid was \$1,500.
- Discussion on snow removal
 - Casey cleans the sidewalk. He will shovel your driveway for whatever amount he asks. It's been \$15 dollars years before

Budget

Two budgets were presented one for dues increase to \$157 per month and one for dues increase to \$165 per month effective July 1st, 2025.

Owners voted on the proposed budget with dues increase to \$165 per month as there were only 2 proxy votes for the other budget

- Budget with dues increase to \$165 per month
 - Yes via Proxy: 5
 - Yes via in person:4
 - No via in person and proxy: 3
 - Total Yes is 9 and that passes
 - Notice will be sent out for the dues increase to \$165 per month effective July 1st

Elections

- There was a nomination for Heather Gonzales to serve on the board
 - No second
 - The nomination does not proceed

Nominations: to re-elect the current board: Wanda Thomas; David Larson; Shirley Cates.

2025-2026 Year term

Motion: Wanda Thomas

Second: David Larson

None opposed.

Adjournment

With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 4:09 pm.

None opposed.

The meeting adjourned at 4:09 pm.

Signature

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