

# 2023 ANNUAL MEETING MINUTES

## Treehaven HOA

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May 15, 2023, 3:30pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)

The meeting was called to order by Mark Shoberg from Bray HOA at 3:34pm.

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<b>In Attendance</b>	<b>Proxies</b>	<b>Management</b>
David Larson		Mark Shoberg HOA
Wanda Thomas		Manager
Jan Goodman	4 proxies	Annie Shoberg HOA
Shirley Cates	received	Manager
		Cayce Haren HOA
		Assistant Manager

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With 4 proxies received and owners from 4 units present, quorum was achieved.

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### **Introductions**

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Mark Shoberg (hereby referred to as Mark S.) introduced himself as the HOA Manager.

Annie Shoberg introduced herself as an HOA Manager.

Cayce Haren introduced herself as an HOA Assistant Manager.

The Board introduced themselves:

Wanda Thomas, HOA President

David Larson, HOA Vice-President

Shirley Cates, HOA Secretary/Treasurer

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### **Approval of 2022 Minutes**

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There was a motion to approve the 2022 Minutes.

First motion: Wanda Thomas

Second motion: David Larson

None opposed.

2022 minutes were approved and signed by Wanda Thomas.

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## Discussion: 2023 Budget Review

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There was a motion to change the new budget start date to July 1<sup>st</sup> instead of June 1<sup>st</sup> in order to provide members with at least 30 days notice of the change.

First motion: Wanda Thomas

Second motion: Shirley Cates

There was a motion to approve the budget.

First motion: Shirley Cates

Second motion: David Larson

None opposed.

The 2023 budget was approved. HOA Services will send a notification to owners.

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## Old and New Business

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New business:

1. Tree roots.

- a. Wanda noted that some tree roots have created trip hazards. HOA Services reached out to 3 vendors. Tree service companies are unwilling to do the work until after irrigation season because of the risk to damaging irrigation. AG&G Tree Services can do the work this fall, however, they will want to sign an MOU stating that irrigation repairs will be outside the scope of their work. The root repair will eventually kill the trees and when the tree dies, the contractor will cut it down and grind out the stump. The association will have to cover the repairs. The cost at this time is unknown. Before the work is done, the association will need to talk to Mr. Houston (1596) and the owners of 1616 because it will affect their properties.
- b. David asked if there are any units in jeopardy if the wind blows down a tree? HOA Services recommended that the tree could be removed at the time of repairs. David concurred that ash trees, for liability reasons, should be removed and ground out at the time of the repairs.
- c. The board noted that currently, there is an agreement to reduce deep root injections to once every 2 years. When the ash trees die, they will be removed. The goal is to remove trees over the next several years.
- d. For replacement, Mark shared that Peaceful Valley recommends a fruitless pear tree that is disease and drought resistant, shade tree, that grows to about 30' tall.
- e. The HOA will reach out to the owners of the limited common elements. The HOA will pay to remove the tree, even though the association isn't obligated to do so. The board recommends drought resistant trees and will sign a MOU that the homeowner will take on the liability of any new trees.
- f. HOA Services offered to send a newsletter regarding the ash trees. The cost for management to create a newsletter is \$75. The board would also have the option to create a newsletter and

HOA Services would distribute it. The board will discuss and let HOA Services know if they would like to proceed.

- g. Jan asked for clarification about the limited common elements. HOA Services stated that limited common elements are limited to the owners, ie: private property displayed on the assessor's site, inside of the property envelope. The board added that common areas are commonly used and the expenses are shared. They're covered by insurance (ie: roof replacement, but not repairs). Common areas include the parking area, the trees near it, and the sidewalks (though the city takes care of those, except for snow removal).
2. Management handed the floor over to the board and new owners.
3. Jan asked if other members had experienced oriental beetles in their homes. She stated that the oriental beetles are attracted to water. The board stated that the association is treating the ash boars with deep injections, and Thompsons is spraying, however, outside of that, homeowners are responsible for pest control.

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## **Elections**

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Wanda made a motion to self-nominate and serve another year.

David seconded the motion.

None opposed.

Wanda will serve another year term.

David made a motion to self-nominate and serve another year.

Wanda seconded the motion.

None opposed.

David will serve another year term.

Shirley made a motion to self-nominate and serve another year.

Wanda seconded the motion.

None opposed.

Shirley will serve another year term.

The full board will continue for the following year.

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## **Discussion on Community Priorities**

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No additional old or new business.

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**Adjournment**

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With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:01pm.

David motioned to adjourn the meeting.

None opposed.

The meeting adjourned at 4:01pm.

*Wanda J Thomas*

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Signature

*5/9/29*

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Date