

# 2024 ANNUAL MEETING MINUTES

## Village of Fountain Greens Condominium Association

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May 21<sup>st</sup>, 2024; Bray Educational Center; 640 Belford Avenue, Grand Junction, CO 81501  
The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00PM.

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In Attendance	Proxies	Management
Barrett Dunn		Mark Shoberg HOA Manager
Ryan Fleming		Cayce Haren HOA Assistant Manager
Angun Khodkham		Rebekah Webb HOA Agent
Michelle Morton	<u>12</u> proxies received.	
Hayden Janssen		
Karen Plessinger		
Rebecca Stork		
Felicia Walker		
Paul Currier (ZOOM)		
Brien Guth (ZOOM)		

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With 12 proxies received and owners from 27 units represented; quorum was not achieved.

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### Introductions

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Mark Shoberg introduced himself as the HOA Manager.  
Cayce Haren introduced herself as the HOA Assistant Manager.  
Rebekah Webb introduced herself as an HOA Agent.

The Board introduced themselves:  
Barrett Dunn, HOA Board Director  
Paul Currier, HOA Board Director

Community member introductions.

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### Approval of 2023 Minutes

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Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at [www.hoaservicesco.com](http://www.hoaservicesco.com) – Village at Fountain Greens – Meetings – Minutes for your review. Please review these minutes beforehand if you have questions pertaining to the previous annual meeting.

First motion: Hayden Janssen  
Second motion: Rebecca Stork  
None opposed.  
2023 minutes were approved and signed by Barrett Dunn.

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### Old or New Business

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- Candance White Board Director could not make it, but she emailed a bullet point list for Mark S. to read and answer questions.
  - No soliciting had become an issue. There have been a handful of times where people are showing up to our doors selling things. Some neighbors have invited them inside to do a promo.
  - As per Mark S.: Not a lot that the HOA can do about them. They can knock on your door. There are some state regulations of the signs you can put on your doors. Our jurisdiction is the CC&R's. We do not have any jurisdiction when it comes to solicitors. If they say they received permission from the HOA Services that is not true. We will never authorize anyone to come to the VFG HOA to solicit anything.
- Exterior Alterations at VFG.
  - The HOA does not cover any point of Egress: Skylights; doors; screens; windows; garage doors; garage screens are all homeowner responsibility. You will need to submit an ACC Request if any of that needs to be changed/updated/painted. The trim on the windows must be white. The HOA wants to have that uniformity.
- Parking lot and Handicap spots that needs to be maintained.
  - This is a big expense. It was not cheap. We need it to be re-sealed; then re-painted and then striped the spots.
  - Barrett: the last time they re-sealed the cracks they did not get down deep enough because it immediately separated again.
  - Hayden: Did they give a warranty when they did the work?
  - Depends on the company; best case scenario: two-year warranty, but because of the weather and expansion: fall-spring; winter-summer you will have gaps open to as much as an inch. They do have qualifications regarding their warranty. Alligator cracks they do not cover; demo graded asphalt; which needs to be replaced.
  - Patio Cracks? 1<sup>st</sup> floor. All patios are HOA Responsibility. The HOA does not have the money to take care of that. We do that fix on case-by-case basis. If the water impacts your decks and causes a grading issue or the water comes into your home, that becomes a high priority because that is damaging your structure. VFG can afford to fix around 2 decks/patios a year that cost upwards from 5 to 15k. The membrane for the 2<sup>nd</sup> floor alone costs several thousand dollars. The other issue is if it is a trip hazard then it is a safety hazard.
- Dogs Defecating: "Promiscuous Poopers" What can we do about this?
  - If we know who it is, and we have evidence then we can send a violation and fine.
  - Renters are not allowed to have pets only owners.
  - If it is disputed w/o evidence, we cannot fine them.
  - Emotional support animals are part of the law. We cannot prohibit those. It has made enforcing this more difficult.
  - If you are not going to be a responsible pet owner and you are not going to comply with the covenants that is a health concern.
- Speed limits and stop signs: Concerned of the kids and pets.
  - Follow the suggested speed and stop signs. These are city issues, and we cannot enforce them. We can get the police involved. When it comes to the City ordinances and the laws, rules, and regulations. I would suggest going through the city.
  - Barret suggests Hayden add something in the next newsletter to ask people to pay attention. Slow down, you are in a community.
- Discussion about the Parking lot and the maintenance: It has been several years since the parking lot was re-sealed; cracked sealed; using an emulsion and re-painted and striped. We reached out to a couple of vendors about the parking lot. Still have not heard yet. We will keep reaching out. The money in the Budget for the Parking lot is only for sealing it. VFG has 2 major parking lots: A-E and F-I.

- Roof Maintenance: We want to start in the next 2 to 3 years replacing 1 roof per year. The roof has been replaced because of a claim about 5 years ago. At that time, it was about 50k. With inflation we do not have a price right now. You have a couple of roofs that have been there since the development was built and they are aging out. It is time to start replacing those roofs.
- Painting the buildings: Vivax Pros has a 9-year warranty for painting, peeling, and cracking in the paint.
  - Building D: the Sun beats on it. Painted the trim 1 time already; needs to do it again. Wood is rotting.
  - We are on a 9-year cycle: 9 Buildings; 1 building per year is re-painted; upwards of 50k per Building. A lot of deferred maintenance for a lot of repairs. If rainwater is coming in and causing issues, then we get that to the Board to fix/replace and the Board usually approves that fix. If it is cosmetic like sun damage, that is something we need to wait on because the HOA is spending so much money just on getting the one building painted. Building B is next and will be happening soon. Building D should be next year.
- Is there any way we can ask the people in VFG to stop or tone down the car alarms late at night?
  - People need to lock their doors so there isn't really an option there. There is nothing we can do about that.
- What does a Special Assessment mean?
  - For your HOA we can call a meeting for this purpose. Since this is on the agenda today this is that meeting. 67% of owners in person or by proxy need to approve that "special assessment". Every year you will need to vote on the "Special Assessment." You can work with us (HOAServices) and the Board of how to pay the special Assessment before it is due. The goal is not to hurt you, it is to get your roofs replaced.
  - Special Assessments are seen as a blemish on your title when you go to sell your property. Future buyers will be nervous about investing with that. Prospective buyers see the special assessments back-to-back that make them afraid to purchase in your HOA. That is why increasing dues is normally the best route to go for perspective buyers.
  - There is another route we can go with and that is a loan. Alpine Bank is getting another HOA, an 8.5% fixed term loan for 10 to 15 years. Special meeting is called for this. You will need 67% of all owners in person or by proxy to approve this. These are your by-laws. Your by-laws can be amended by a simple majority of owners and at any meeting call for that purpose.
- Homeowners were speaking about the animal size and breed restrictions. The Colorado Statutes have changed over the years. We can no longer discriminate against Dog Breeds or the Size of dogs. Fairness needs to be across the board.
- Homeowner asked about the % or the Owner Occupied to Renter Occupied to Investor Owner: Owner Occupied is: 59 and Not owner Occupied is 45.
- Vote to Reduce Quorum to 20% instead of current 50%, which makes electing Directors very difficult. The State of CO (CCIOA) also suggests 20% to establish quorum for Member Meetings, C.R.S. 38-33.3-309 (1). Around 20 – 30 Owners respond each year and quorum has not been achieved in 8 years, because the threshold is so high.
  - Amending your By-Laws: This is simple majority by proxy or in person. Reducing your quorum from 50% to 20%. If this is a Declaration change you will need 67% of all homeowners to approve.
  - Homeowner is speaking about amending the by-laws and how Policies and procedures are created. Mark explained the order of operations and Colorado state law for HOAs.

**MOTION to change the 50% to 20% Quorum:**

1<sup>st</sup>: Hayden Janssen

2<sup>nd</sup>: Barrett Dunn

VOTE: Passed over 67%

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## Budget

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- Discussion of Special Assessment for Parking Lot and Roof Repairs. This would need 67% of the owners at the meeting to approve.
- **ACTION ITEM:** Requesting quotes on resealing and repaving the Parking lots with warranties.
- VFG Bank is Alpine Bank. They offer ¼ to 1% on reserve accounts. We have offered to all our HOA's to move everything to Timberline Bank which offers 4% on reserve accounts. This takes 6 to 8 weeks.
- **ACTION ITEM:** Move the Bank Accounts to Timberline Bank to receive 4% as per Barrett Dunn and Paul Currier the Board Directors.
- Question about the Garages Dues and what they are: VFG HOA owns 4 Garage units. They charge rent on them. \$2,400.00 per year. This was increased to \$50.00 a month.
- Parking Lots \$ amt. \$34,500.00 is that roughly how much it will cost? Repair Maintenance, Grounds and Parking Lots. This is the projection for 2024. We are prioritizing what is most important.
- Trees and dead shrubs: Most of the trees in the valley are being attacked by bores, pests, and cicadas. There is not a plan to re-plant, but to remove and let either grass grow or rock. The landscaping is not high on the priority list right now. Peace Valley is the landscaper for VFG. The irrigation is a sub off FGMaster.
- Membrane Decks are failing. The cost is from 5k to 15k each to replace them. The timber is rotting. The design on them was done poorly and they become rain catches.
- What is the over run on the repair and maintenance/ grounds and parking lots from 2022 to 2023?
  - You had a fire in F Building, inside an electrical easement which caused an electrical fire which caused a lot of damage. The HOA Insurance did kick in minus the deductible for that. No other buildings were affected. There was a large investigation.
  - For the insurance going up it was partially this issue and a roofing claim 5 years ago. This has jumped to 20% - 25% up.
- Are we trying to pull 6% every year for the reserve account?
  - CCOIA recommends at least 10% of gross to be pulled into the reserves every year. Realistically it should be \$30k a year in reserves, but because there is not enough in dues to do that, and the deferred maintenance has been so high.
  - When were the dues raised? It was last year and the year before, but they are small increases. We are looking for a larger increase this year to fund these projects.
  - We are massively underfunded. The \$235.00 is only a band-aid for the issues we have at the HOA.
  - To avoid a special assessment the dues, need to be higher at \$265.00 a month.

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### Discussion/2024 Budget Review

The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless 67% of the Owners reject the budget in-person or by proxy at the meeting, in accordance with the Declaration, Art. III, Section 6 and the Colorado Common Interest Ownership Act (CCIOA), C.R.S. 38-33.3-303(4)(a).

**Budget has been ratified to \$265.00 Month effective July 1<sup>st</sup>, 2024.**

Motion to approve the ratified budget.

First: Hayden Janssen

Second: Michelle Caldwell (Morton)

YES: 11 (in house); 2 (On ZOOM)

Budget is approved; Passed because over 67% has approved.

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## Elections

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- No elections this year.
  - Thank you, Board, for everything you are doing for the Homeowners at VFG.
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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 4:09 pm.

Motion: Hayden Janssen  
2<sup>nd</sup>: Michelle Caldwell (Morton)

None opposed.

The meeting adjourned at 4:09 pm.

Barrett Dm

Signature

5/25/25

Date

