

# 2023 ANNUAL MEETING MINUTES

## Valley Meadows North HOA

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Thursday, September 28, 2023, 3:01pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)  
The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:01pm.

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<b>In Attendance</b>	<b>Proxies</b>	<b>Management</b>
Bob Griffith Melinda Henderson Neil Tregilgas Catherine Hulse	1 proxy received	Mark Shoberg HOA Manager Annie Shoberg HOA Manager

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With 1 proxy received and owners from 4 units represented in person, quorum was not achieved.

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### **Introductions**

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Mark Shoberg introduced himself as the HOA Manager.  
Annie Shoberg introduced herself as a HOA Manager.

The Board introduced themselves:

Bob Griffith  
Melinda Henderson  
Neil Tregilgas

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### **Approval of 2022 Minutes**

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Neil Tregilgas read the 2022 Minutes.

There was a motion to approve the 2022 minutes.

First motion: Melinda Henderson

Second motion: Neil Tregilgas

None opposed.

2022 minutes were approved and signed by Neil Tregilgas.

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### **Old or New Business**

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- Reduce quorum to 20%
  - Motion: Melinda Hendersen
  - Second: Catherine Hulse
  - None opposed

- Action item: revise bylaws to reflect amended quorum at 20%
- Delinquent Dues
  - One owner has an outstanding balance of \$800
  - HOA Services follows the dues collection policy
  - Discussion about reserves

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### **Discussion: 2023 Budget Review**

There was a motion to approve the budget for 2023 as drafted.

First: Neil Tregilgas

Second: Bob Griffith

None opposed.

The 2024 budget was approved with dues continuing at \$625 per unit.

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### **Elections**

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Elections were held for board positions with a 1 year term.

Neil self-nominated as President.

Motion: Neil Tregilgas

Second: Bob Griffith

None opposed.

Neil was elected for a 1 year term.

Melinda self-nominated with a title change from Director to Treasurer.

Motion: Melinda Henderson

Second: Catherine Hulse

None opposed.

Melinda was elected for a 1 year term.

Bob self-nominated for a board position.

Motion: Bob Griffith

Second: Melinda Henderson

None opposed.

The Member at Large position remains vacant.

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## Discussion on Community Priorities

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- Members report that the landscaping looks amazing. Weeds, edging, and the green color looks the best it has in 10 years.
- The board has done a good job of notifying HOA Services about the ditch clean out roughly 1 month in advance. They will continue to do this in spring of 2024.
- Violations
  - The board would like to view and approve violation letters prior to sending.
  - Violations are viewable to board members in the portal.
  - Action item: HOA Services will notify the board of any violations prior to sending and wait for approval to send
  - Weeds/lawns are the primary concern in this association.

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## Adjournment

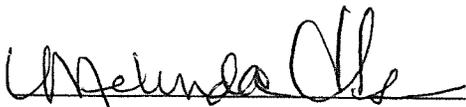
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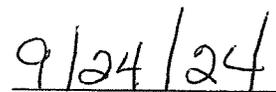
With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:30 pm.

Motion: Neil Tregilgas

None opposed.

The meeting adjourned at 3:30pm.

  
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Signature

  
\_\_\_\_\_  
Date

