

2024 ANNUAL MEETING MINUTES

Valley Meadows North HOA

Tuesday, September 24, 2024, 3:00pm – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)
The meeting was called to order by Annie Shoberg from HOA Services Inc at 3:00pm.

In Attendance	Proxies	Management
Melinda Henderson Catherine Hulse Nate and Lori Wilson (zoom)	5 proxies received	Annie Shoberg HOA Manager Cayce Haren Assistant Manager

With 5 proxies received and owners from 3 units represented in person, quorum was achieved.

Introductions

Annie Shoberg introduced herself as being with HOAServices.
Cayce Haren introduced herself as being with HOAServices

The Board introduced themselves:
Melinda Henderson

Approval of 2023 Minutes

Annie S asked for a motion to approve the 2023 minutes.
First motion: Melinda Henderson
Second motion: Lori Wilson
None opposed.
2023 minutes were approved.

Old or New Business

- It was noted that the HOA president was supposed to sign the amended bylaws, but he was not present at the annual meeting
 - HOAServices will send the amended bylaws to Neil Tregilgas to sign via DocuSign

Discussion: 2025 Budget Review

- Annie S stated that The Budget is ratified by the Board and automatically approved at the Meeting unless a simple majority of those present or by proxy reject the Budget. C.R.S 38-33.3-303(4)(a)
- Annie S stated that the proxies that were received are in favor of the budget
- Annie S stated that dues are to remain the same at \$625 due October 1, 2024
- Annie S stated that the only line items that go up slightly are landscaping and irrigation water
- Annie S mentioned the amount in the reserve account
 - And to let us know if the if the board wanted to discuss adding funds to the reserve account.

Annie Asked if anyone present opposed the proposed 2025 budget.

None opposed.

The 2025 budget was approved with dues continuing at \$625 per unit due October 1, 2024

*The board requested a grace period for the 2024 dues

Elections

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

- Neil Tregilgas.
 - Motion: Self Nomination
 - Second: Dave Storter
 - None opposed.
 - Neil was elected for a 1-year term.
- Melinda Henderson
 - Motion: Self Nomination
 - Second: Catherine Hulse
 - None opposed.
 - Melinda was elected for a 1-year term.
- Bob Griffith
 - Motion: Neil Tregilgas
 - Second: Melinda Henderson
 - None opposed.
 - Bob was elected for a 1-year term

Members present discussion

- One member asked about reviewing the proxies
 - Cayce H explained that only the board members can review the proxies

- Discussion among members present about other HOA's posting notices to community doors about their common areas
- Discussion on violation drive through email
 - One owner found it alarming
 - HOAServices will revise to be softer as a friendly reminder
- Melinda Henderson asked how many of the homeowners were on email list
 - Annie S explained that there are handful of members that don't have an email address on file
- Annie S mentioned that owners can receive E-Statements through paperless communications
 - Email us if you want to opt-in

Adjournment

With no further business to discuss, Annie Shoberg asked for a motion to adjourn the meeting at 3:29 pm.

Motion: Melinda Henderson

None opposed.

The meeting adjourned at 3:29pm.

Angela Shoberg, Agent

Signature

on behalf of the board at VMN,
approved to sign at the annual
meeting held via zoom.

9/25/25

Date

