

2025 ANNUAL MEETING MINUTES

Village at Fountain Greens HOA

May 22nd, 2025, 3:31pm – Mesa County WFC; 512 29 1/2 Rd, Grand Junction, CO 81504

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:31 pm.

In Attendance	Proxies	Management
Barrette Dunn		Mark Shoberg HOA
Paul Currier	<u>8</u> proxies	Manager
Braydon Gear (Zoom)	received.	Cayce Haren HOA
Candace White		Assistant Manager
Rebecca & Ken Storck		Rebekah Webb HOA
		Agent

With 8 proxies received and owners from 5 units represented; quorum was not achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager

Rebekah Webb introduced herself as an HOA Agent

Cayce introduced herself as an HOA Manager

The Board introduced themselves:

Barrett Dunn, HOA President

Paul Currier, HOA Vice-President

Candace White, HOA Director

Community member introductions.

*Meeting called to order by: Mark Shoberg

*Confirmation of Quorum: Quorum was not achieved (13 members present/represented by proxy, but not enough for elections)

Approval of 2024 Minutes

First motion: Paul Currier

Second motion: Barrett Dunn

None opposed.

2024 minutes were approved and signed by Barrett Dunn.

Old or New Business

- **Painting Contractors:**
 - Discussion of issues with Integrity (reluctance to perform warranty work)
 - Decision to use Vivax for future painting projects due to reliability.
 - Integrity agreed to touch up at C.4 for Stevenson

- Action item: Rebekah (HOAServices) to forward email from Integrity regarding touch-up work at C4 to the board.
- **Building G Paint Quality:**
 - Concerns about paint quality.
 - Discussion of spots on the stairs and poor coverage after 3 years (sun damage).
 - Seth with SDL to meet with Daniel and Integrity regarding G building and C4.
 - Approval of Vivax for future projects due to reliability, addressing paint concerns on Building G, and planning parking lot maintenance for late June.
- **Parking Lot Maintenance:**
 - Upcoming maintenance includes crack sealing and possibly chip sealing, scheduled for late June.
 - Action Item: HOA Services to follow up with Josh at Valley White Pavement to confirm date for parking lot work.
 - Action Item: Rebekah (HOAServices) to review bid for parking lot work to confirm if it includes both crack seal and chip seal.
 - Action Item: HOA Services to send out notice about parking lot work scheduled for June 25th and 26th.
- **Community Trash Management**
 - Addressing illegal dumping through potential security cameras and recycling bins, pending cost evaluation and legislative limitations. Residents are encouraged to report violations.
 - Challenges with illegal dumping and trash management.
 - Recent legislation makes it difficult to enforce rules without concrete evidence.
 - Discussion of security cameras and limitations.
 - Possibility of adding recycling bins (cost is a concern).
 - Action Item: HOA Services to send monthly reminder emails about recycling.
 - Discussion: Increase in trash pick up and potential rise in HOA fees due to improper trash disposal.
 - Signage: Update "No Trespassing" sign to include that it's also for neighbors.

Budget

- **Snow Removal Budget**

- Clarification of the \$5,000 budget based on per-visit charges and specific snow depth triggers (2 inches sunny, 1 inch shady).
- HOA explained it's based on per-visit charges, not a fixed contract.
- Snow removal is triggered by 2 inches of snow in sunny areas and 1 inch in shady areas.
- **HOA Maintenance and Financial Priorities**
 - Discussion of costs for HVAC replacements (\$12,000-\$15,000) and a potential fire alarm system upgrade, along with maintenance of various property features.
 - Significant funds spent on critical repairs (membrane replacements, rot mitigation, railing upgrades).
 - Prioritize repairs based on safety and water damage concerns.
 - Complex is still underfunded, with future expenses like roof replacements looming.
- **HOA Maintenance and Cost Updates**
 - Addressing significant funds allocated to critical repairs and acknowledging high dues amidst underfunding challenges, particularly concerning future roof replacements.
 - Replacing rooftop HVAC units could cost \$12,000 - \$15,000.
 - Potential cost-saving measure: switching fire alarm system to cellular monitoring (\$585 per building installation, \$37 monthly fee).
 - Other topics: garage doors, exterior fixtures, gutter maintenance, pest control.
 - HVAC unit cost: servicing \$2,500 a gallon for freon, rooftop replacement \$12,000 to \$15,000
 - Action Item: board will approve conversion of fire alarm systems to cellular modules for all 6 buildings.
- **Member Questions/Concerns:**
 - Brayden Gear, reported a mattress/box spring left in a common area, wanted a clear timeline for fixing it, concerned about high HOA dues and the possibility of not getting a good price for their condo due to needed maintenance.
- **Landscaping**
 - Vegetation: New non toxic insecticide, 30% acid vinegar for shrubbery and common areas and xeriscaping.

Discussion/YEAR Budget Review

Motion to approve the budget # ____ for YEAR as drafted.

First:

Second:

Opposed.

Budget is/is not approved. Dues shall be X-date /Annually/Monthly, effective X-date

Elections:

2024-2025 Board Members:

Barrett Dunn, HOA President

Paul Currier, HOA Vice-President

Candace White, HOA Director

Nominations for the 2025 Elections: Appointed for the 2025-2027

Name: Barrett Dunn

2025-2027 Year term

Appointed

Name: Paul Currier

2025-2027 Year term

Appointed

Name: Candace White

2025-2027 Year term

Appointed

2025 - 2027 Board Members:

Barrett Dunn, HOA TBD

Paul Currier, HOA TBD

Candace White, HOA TBD

Discussion on Community Priorities

- **Next Steps/Action Items:**

- Action Item: Rebekah to forward email from Integrity regarding touch-up work at C4 to the board.
- Action Item: HOA Services to follow up with Josh at Valley White Pavement to confirm date for parking lot work.
- Action Item: Rebekah/Mark to review bid for parking lot work to confirm if it includes both crack seal and chip seal.
- Action Item: HOA Services to send out notice about parking lot work scheduled for June 25th and 26th.
- Action Item: HOA Services to have mattress/box spring removed from common area.
- Action Item: HOA Services/Rebekah to send monthly reminder emails about recycling.
- Action Item: Board to approve conversion of fire alarm systems to cellular modules for all 6 buildings.
- Action Item: Rebekah to contact Pyramid about non-functioning staircase lights at units B10, B12, and B13. Speak with Candace about verifying the Building lights that are out.
- Action Item: HOA Services to schedule gutter cleaning and power washing for the last week of October 2025.
- Action Item: Board to review and approve bird removal requests as needed.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:37pm.

*The budget was approved, though quorum was not met, and board members agreed to serve another term.

Meeting adjourned at 4:37 PM

Motion: Paul Currier

None opposed.

The meeting adjourned at 4:37pm.

Signature

Date