

2026 ANNUAL MEETING MINUTES

Village at Fountain Greens HOA

May 19, 2026, 3:30pm – Bray Education Center 640 Belford Ave. Grand Jct. 81501

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

In Attendance

Julia G Kleven Living Trust
Barrette Dunn
Paul Currier (zoom)
Hayden Janssen for NSH 5, LLC, and NSH 2
LLC
Candace White
Karen Plessinger
David Cutler
Rebecca Storck
Ryan Flemming
Kyle Harriman(zoom)
Tom Goff(zoom)
Joanne Williams(zoom)

Proxies

9 proxies
received.

Management

Mark Shoberg HOA
Manager
Cayce Haren HOA
Assistant Manager

With nine proxies received and owners from thirteen units represented; quorum was not achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager
Cayce introduced herself as an HOA Manager

The Board introduced themselves:

Approval of 2025 Minutes

First motion: Hayden Janssen
Second motion: Ryan Fleming.
None opposed.
2024 minutes were approved.

Old or New Business

Clear Networks (fiber provider)

- Background: Clear Networks actively soliciting residents; pros (fiber speed, lower cost, responsiveness for repairs recently), cons (past subcontractor repair delays, sidewalk/concrete/irrigation damage).
- Owner input: strong owner support (~22 owners had previously expressed interest; impromptu show of hands at meeting ≈ 90% in favor).
- Motion: Ryan Fleming moved to allow Clear Networks to be considered/approved to enter community; second Tom Goff.

- Vote: Affirmative majority with one abstention online (recorded as abstain). Outcome: Owners expressed near-unanimous support to proceed.
- Conditions asked for / recommended:
 - Board to require a right-of-entry agreement that includes: repair obligations, specific repair timeframes (recommend 30 days or less), requirement to restore concrete/sidewalks to original material (not temporary asphalt), irrigation line scoping/coordination with Master Association, and financial “teeth” (e.g., right-of-entry fee negotiable).
 - HOAServices offered to assist negotiating contract language.

Dogs / Renters / ESA enforcement / Animal control

- Issue: Increased number of dogs in rental units; complaints about excessive animals at certain units, failure to clean up, off leash/safety incidents (reported incidents including a person knocked over).
- Rules summarized:
 - Owners may have pets. Renters may only have pets if they are certified ESA (emotional support animal) or service animal (ESA/SA documentation required).
 - Colorado law: HOAs must allow ESAs/SAs if documentation provided; HOA may require evidence.
 - City of Grand Junction limit: max three adult dogs per residence (enforceable by city animal control).
- Enforcement tools discussed:
 - Request owners provide ESA/SA proof for renters or issue violation notices.
 - 30-day cure period; fines apply (example cited: \$50/month or escalating fines every other day up to \$500 for safety violations per state rules).
 - Report safety incidents with accurate identifying information and photos where possible; HOA will pursue safety violation fines if incidents reoccur.
- Action: HOA to include reminder in next statement that renters must provide ESA/SA documentation to the HOA or be non-compliant and subject to violations/fines.

Grills / Fire safety

- Incident: Reported open flame/bonfire on balconies / grilling violations.
- Law / policy: Multi-dwelling units cannot have grills within ten feet of building surfaces (GJFD enforcement). Owners cited and/or contacted by GJFD and HOA for violations.
- Action: HOA will add reminder to next statement urging owners to carry proper HO-6 insurance and reminding of grill/fire restrictions and potential safety violations.

Decks / stored items / exterior clutter

- Concern: Items stored on decks and walkways (toys, strollers, personal items), balancing family needs vs. safety/appearance.
- Position: HOA recognizes families; will prioritize safety hazards (items obstructing walkways). For non-safety clutter, HOA will draft a reasonable deck/clutter policy listing permitted items and enforcement process to be presented to owners for feedback.
- Action: HOA to draft/consider policy and to send courtesy notices for egregious cases; owners encouraged to report with photos/locations.

Vendor / maintenance scheduling communications

- Request: Improve notification when maintenance contractors are working on/entering individual decks/units.

- Response: HOA will reengage STL and introduce Elite (new vendor contact indicated by Hayden) to improve communications and scheduling notifications to residents.

Landscaping / trees / pest control

- Current landscaper: Peaceful Valley (contracted).
- Concerns: dead/dying shrubs and trees; responsiveness to remove dead plantings; wasp nests in shrubs (unit D3 noted).
- Pest control: New contract for seasonal spraying (April–November, every ~6 weeks) for wasps and spiders; vendor King Pest Control (referred to as King Pest). Residents asked what chemicals are used, especially those with balcony herb gardens.
- Actions:
 - HOA to follow up with King Pest Control to provide details of pesticides used and locations sprayed.
 - Action item logged for unit D3 (dead bush/wasp nests) HOA to arrange removal/treatment.
 - Owners encouraged them to report dead shrubs/trees with photos/locations.

Painting, repairs, membranes, pergolas, and roofs

- Current focus: Building D identified as priority for significant repairs and painting (rot, trim, membranes, handrail/stair repairs).
- Painting: HOA using contractors with long warranties (Buybacks, Vivax mentioned). Some buildings require earlier attention depending on exposure and condition.
- Pergolas: Board decided (2025) not to replace pergolas going forward due to recurring rot/cost (~\$10k each). Pergolas will be removed as part of painting projects; owners may be allowed to sign a waiver to assume perpetual maintenance if they wish to keep them (subject to board approval).
- Roofs: Roof replacements are not included in current Building D scope. One roof replacement estimate ~ \$50,000. HOA desires to fund reserves to replace roofs on a multi-year schedule (goal: one roof/year in 5–7-year timeframe).
- Membrane repairs: Membrane per deck can be costly (~\$5,000 per deck cited). SDL is the vendor that performs membrane work locally.
- Action: HOA to continue phased repair/painting program; owners of units with known membrane issues asked to notify HOA/SDL.

Budget

- Total income shown in meeting: \$140,193.67 (as read during meeting).
- Delinquencies: One owner >90 days past due; total >90-day balance \$4,555 (unit already lienied and in collection process). Overall delinquency rate ~1%.
- Reserve funding: Budget funds reserves at \$40,000 for 2026 (to meet ~10% of gross income target used by lenders).
- Interest rates: Reserve/money market accounts earning ~2.74% (Alpine) at time of meeting; market alternatives around 4% noted by manager.

Insurance:

- New policy obtained from carrier(s) (Liberty and/or Travelers via Canote) with improved coverage and a \$10,000 deductible (replacing prior 1% deductible model that could be economically crippling).

Reserve Study

- HOA has never had a formal reserve study; manager and owners recommended obtaining one (estimated cost ~ \$3,000–\$4,000).
- Rationale: Provide a 20-year projection for capital components (roofs, decks, painting, membranes, etc.), ensure adequate reserve funding for lender warrantability and avoid surprise special assessments.
- Action: HOA Services recommended arranging reserve study; board to consider funding/engaging a reserve study firm (HOA Services have already interviewed three firms; will present proposals).

Discussion/YEAR Budget Review

Motion to approve them as drafted.

First: Hayden Janssen

Second: Ryan Flemming

16 Voted to approve

Budget is approved. Dues: \$330.00. Effective July 1st

Elections:

No Elections in 2026

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:51pm.

None opposed.

The meeting adjourned at 4:51pm.

Signature

Date