

2024 ANNUAL MEETING MINUTES

Wine Valley Estates HOA

October 15th, 2024 @ Bray Educational Center @ 640 Belford Ave.

The meeting was called to order by Mark Shoberg from HOA Services Inc. at 3:00PM

In Attendance

Neal Austin
Bivans Family Trust
Lori Curtis
Melissa & Kevin McDaniel
Howard Roney
Wayne & Melody Whitney

Proxies

2 proxies
received.

Management

Mark Shoberg HOA
Manager
Rebekah Webb HOA
Agent

ZOOM:

Laura Hutchins
Kat (Katherine) Reed
Steve Tinsley

With 2 proxies received and owners from 13 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager
Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

_____, HOA President
_____, HOA Vice-President
_____, HOA Director

Community member introductions.

Approval of 2023 Minutes

First motion: Laura Hutchins

Second motion: Kat (Katherine) Reed

None opposed.

2023 minutes were approved and signed by Neal Austin.

Old or New Business

- **Annual Meeting Discussion and Quorum Confirmation**
 - Kat the board president started on the discussion of old and new business, which she had previously discussed with some homeowners. She expressed a desire to discuss these matters further with the majority of the homeowners present.
 - 1st point: Options to use the area by the retainer pond

- 2nd point: Communication by the Mailbox
 - 3rd point: reviewing and updating the By-Laws; CC&R's and Policies.
- **Improving Retention Pond Area and Irrigation System**
 - The Board and HOA discussed potential improvements to the area by the retention pond, including the possibility of xeriscaping. They acknowledged that any changes would be expensive and time-consuming, requiring bids and funding. The conversation was left open for further discussion and input from others.
 - A homeowner also discussed concerns about water flooding in the retention pond and potential leaks in the irrigation system. They considered the possibility of a break in the irrigation line and the need for a pressure test to identify any issues. The idea of using a pressure test was dismissed due to the old age of the system and its inability to hold air pressure.
 - The HOA agreed to reach out to Russ to troubleshoot the issue and to consider installing a sign near the mailboxes for urgent communication.
- **HOA CC&Rs Amendment Process and Approval Rate**
 - The HOA discussed the process of amending the community's declaration of conditions, covenants, conditions, and restrictions (CC&Rs).
 - The board agreed to provide a scope of the major changes they want to make to the CC&Rs to legal, who would then take several months to review and provide revisions.
 - The board would then work on refining the document until it's ready for owners to review.
 - The HOA also clarified that a 67% approval rate is required for the amendment to pass, and that this rate is based on all eligible households, not just those who respond.
 - The board also discussed the possibility of forming a committee to reach out to non-responsive owners and provide them with information about the amendment.
- **Parking Space Rental and HOA Expenses Discussion**
 - The discussion revolved around the possibility of renting out a parking space for events at the park.
 - The HOA confirmed that the money gained from this could be used for the HOA's expenses, including paying volunteers if the Board decided to do so. However, they emphasized the need for effective policing and the responsibility to clearly mark that the HOA is not liable for theft or damages.
 - The HOA also clarified that the town of Palisade should not interfere with this arrangement as it's a common area owned by the HOA.
 - The possibility of using HOA funds to purchase a temporary ramp for better accessibility was also discussed. The final decision on these matters will be made by the Board.
- **HOA Meeting Options and Incentives Discussion**
 - The HOA discussed the possibility of conducting meetings in the evening, with the option of charging for the service due to time constraints. They suggested that the Board could consider offering meetings during the day and charging a different amount for evening meetings.
 - The HOA also offered to assist in finding a local venue for meetings if the Board decided to hold them in the evening. The idea of offering free food and drinks at meetings was also discussed as a potential incentive for attendance.
 - The HOA also clarified that they could conduct meetings on behalf of the Board if needed. The Board agreed to consider these options for future meetings.

Budget

- The HOA discussed the budget, which was approved unanimously after a vote. The budget was then turned into an approved budget.
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Discussion/2025 Budget Review

Motion to approve the budget for 2025 as drafted.

First: Neal Austin

Second: Kat (Katherine) Reed

None Opposed.

Budget is approved.

Elections: The annual election for the board was also discussed, with Kat being re-elected to a two-year term. The other position, which was Laura's, was also up for election, but no one else wanted to serve. The conversation ended with the approval of the budget and the re-election of Kat to the board.

Nominations: Kat (Katherine) Reed

2 Year term

Self-Nomination: Kat (Katherine) Reed

Second: Neal Austin

No one opposed.

Member @ Large: 1 Year Term

Self-Nomination: Lori Curtis

Second: Neal Austin

No one opposed.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:50 pm.
None opposed.

The meeting adjourned at 3:50 pm.

Signature

Date