

2025 ANNUAL MEETING MINUTES

Woodridge Subdivision HOA

January 8, 2025, at 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:30pm.

In Attendance	Proxies	Management
Edwardine Bowes		Mark Shoberg HOA
Roxie & Paul Denning		Manager
Sandra Graham		Cayce Haren
Janet Hokanson		Assistant Manager
Steven & Georgia Carter		
Steve Roemer		
Joyce Paul	Four proxies	
Michael Day	received.	
Stephen Legler		
Alice Strom		
Eric Freeman & Jennifer Stauffer		
Londa Taets		
Michael Whiting		
Jack Connally		
James Tedesco (zoom)		

With four proxies received, one on zoom and owners from fourteen units represented, a quorum was achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as being with HOAServices.
Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:

Mike Day, HOA President

Stephen Carter, HOA Vice-President

Roxie Denning, Board Member

Mike Whiting, Treasurer

Eric Freeman, Secretary

Approval of 2023 Minutes

There was a motion to approve the 2023 minutes as written.

First motion: Paul Denning

Second motion: Janet Hokanson

None opposed.

2023 minutes were approved and signed by Mike Day.

Old or New Business

Board

- Discussion about the need for a decorative lighting policy on houses (not Christmas lights) as there has been a complaint.
 - It was noted that the current rules and regulations do not address this issue.
 - Roxie mentioned that she believes that this is a neighbor-to-neighbor issue.
 - Jim Tedesco stated that “I know it's my house that everybody's complaining about, and if you do have an issue with them shining in your window, they do shut off at a certain time, I just don't know what the complaint is.”
 - Mike Day read a complaint that came in on one of the proxies.
 - “I feel decorative lighting should be limited to the Christmas holidays, Thanksgiving, etc. Other holidays, maybe 2, 3 days. Please turn off the lights at least at 10 pm, and please no blinking lights.”
 - Jim stated that the lights do go off at 10pm, and that if there is a complaint come and talk to me, and we can have a discussion.
- Discussion on HOA no longer treating the ash trees.
 - It has become too expensive, and we feel it is unfair that the entire HOA should pay for something that benefits only thirteen homeowners. We will send out information this spring for who to contact to get this work done.
 - One owner mentioned that they have BN trees remove their ash tree, and the company did a really good job.

Owners

- Discussion on Woodridge HOA Rock sign.
 - One owner stated that there was no sign to show the HOA when coming from the west and was wondering if the HOA could get another rock sign.
 - It was noted that there is a sign already there.
 - Mark stated that a new rock sign would be expensive starting at \$5000, a basic sign for the mailbox would start between \$500-1000. Mark did note that adding a sign to the mailbox is legal because the HOA owns the cluster box.
 - **** If you need a key to your mailbox you will have to get the key from the post office.
- Discussion on dog feces in the HOA common area
 - It was noted that there are residents in the HOA that let their dogs out in the common areas, and they do not clean up after their dogs. The city talked to these residents, and it got better for a little bit but then went back to the way it was before.
 - It was noted that HOA could hire a pooper scooper to clean it up.
 - Mark S. discussed that the board could create a policy for this issue.
 - This would allow the HOA to enforce compliance and if the issue is not resolved those residents could be fined and charged for the clean up services.
 - One owner asked how often the pooper scoopers would need to come out.
 - Mark S. stated that we work with a good team at Yabba Dabba Dodo that is particularly good and usually would have them go out once per week.

- It was discussed that Steve Carter will draft the policy as HOAServices charges \$150 per policy.

2025 Budget

- It was noted that there are no dues increases this year.
 - It was noted that the landscaping contract was locked in for 2 years.

Motion to approve the budget for 2025 as drafted.

First: Steve Carter

Second: Michael Whiting

None opposed.

The budget was approved.

Elections

Thank you to Roxie Denning and Steve Carter for all the knowledge and work that they have done for the HOA over the years.

There was a motion to elect Joyce Paul for a 3-year term.

Motion: Jack Connally

Second: Stephen Legler

None opposed.

Joyce Paul was unanimously elected back to the board for a 3-year term.

There was a motion to elect Steve Roemer to the board for a 3-year term.

Motion: Jack Connally

Second: Stephen Legler

None opposed.

Steve Roemer was appointed back on the board for a 3-year term.

The board determines the positions, and they will notify HOAServices of the positions.

- Mark S discussed the CTA corporate transparency act.
 - This is required by all board members by the IRS.
 - Must file with BOIR.
 - HOAServices can assist with providing information to the board, but we cannot file this for you. Each board member will have to enter confidential information. There are legal firms that can assist with this as well.

Adjournment

- The question was asked on how the community felt about the current landscapers (Bookcliff Gardens)
 - The members present stated that they were happy with them and that they did a good job.

With no further business to discuss, Mark S. asked for a motion to adjourn the meeting at 4:07pm.

None opposed.

The meeting was adjourned at 4:07pm.

Michael C Day - Pres.

Signature

1/7/2026

Date