

2022 ANNUAL MEETING MINUTES

Peaks at Redlands Mesa Condominium Association

May 17, 2022, | 3:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

Management	In Attendance	Proxy
Mark Shoberg	Larry Dixon	Andy Biaggi
Cayce Benton	Fudge Family Trust (Tom Fudge)	Kevin Young
	Brenda and Thomas Kelly	
	Theresa Walch	
	Carina (Kiki) and Jerry Yanez	

With 9 proxies received and 5 homeowners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself (herein referred to as Mark S) as the Bray HOA Management and Cayce Benton introduced herself as Bray HOA assistant manager.

It was announced that no board members were able to attend the meeting

Approval of Previous Years' Minutes

Mark S. reviewed the 2021 minutes and then called for a motion to approve the 2021 Annual Meeting Minutes.

Motion: Thomas Kelly
Second: Theresa Walch

The approval of the minutes was passed with all members present.

Discussion on old/new Business

Mark S. opened the discussion for old and new business.

- One homeowner brought up the last item on the 2021 minutes "*The Board sent out a notice to all owners to let them know their five main issues they would like to see resolved in 2021. Board will respond. The 2022 meeting will be in person unless delayed for emergency/state/federal mandated reasons.*"

- Mark S. explained that the main items we heard back about were landscaping, window cleaning and Stucco.
 - Regarding Landscaping, it is ongoing.
 - Regarding the window cleaning, the board has decided to not continue this service
 - Regarding Stucco, we get bids for annual maintenance, have a 15-20 year goal to have the buildings begin repainting, unless needed sooner.
- Status and update on Gutters freezing over
 - We received bids for exterior outlets for heat tape. Board has approved and we are waiting on scheduling.
- One homeowner brought up the concern of the exhaust separating on the building and having critters get into the gap.
 - Mark S. explained that in the past the board has stated that this is a homeowner issue, but it it sounds like an exterior maintenance issue
 - Please send us pictures of the issue and we will send to the board for review.
- Discussion on golf balls hitting the condominiums from the Redlands Mesa Gold Course
 - Mark S. explained that he has received correspondence concerning the issue and there is not much the managing company can do about this as it is a risk of living on a golf course.
 - Further discussion among members
- The question was asked of what Redlands Mesa Master Association provides to the Peaks sub-association
 - The Peaks is legal duty bound to pay annual dues to the Redlands Mesa Master Association due to being a sub-association
 - 8 miles of trails/sidewalks maintenance
- The question was asked if Lush was done with spring cleanup?
 - No, not yet. They have been short staffed and working hard to complete the spring clean-up.
 - Lush is aware of the dry spots

Budget

Mark S. opened the discussion on the 2022 budget

- The question was asked what the parking lot expense was on the budget
 - Mark S. explained that it is for striping, asphalt repairs, and crack sealing
 - Budget for maintenance but nothing is planned yet
- The question was asked if there was a feedback mechanism for work orders
 - Mark S. explained that we serve at the discretion of the board.
 - Bray submits work orders to the board for review and we follow up with the owner once we hear back from the board
- The question was asked if ACC request for the Peaks must go through the DRC with the Redlands Mesa Master Association?
 - Mark S. explained that the Peaks board of directors is the ACC
 - Most ACC requests get approved quickly if they are not in violation of the declarations and CC&R's

- Requests only have to go through the Peaks ACC as they follow both the Master and Sub association declarations
- The question was asked if there was a way to motivate the company that preforms the snow removal as it was a mess last season?
 - Mark S. explained that Lush was understaffed, and their contract was pulled for snow removal. A new vendor was hired.
 - Stabilize was hired to clean everything up with a bobcat (this company has a better set up for the association parking lot)
 - Use crushed gravel if/when they can
- There was a discussion on concrete spalling around buildings 380-386
 - Bray will reach out to concrete contractors and board to look at remedies
- The question was asked why there was a proposed change in management fees?
 - Bray has the role of a property manager on many maintenance issues within the association
 - There will be an increase to \$500.00 per month next year to stabilize
- Discussion on why there was a budget line for a reserve study
 - CCIOA recommends a reserve study for condominium associations
 - Cost \$2,500 to go through association with fine tooth comb. Cost may have increased.
 - To see where money needs to be set aside
 - Why are our dues going up?
 - Reserve study
 - Repairs and Maintenance
 - Inflation
 - We don't see costs going down
- Discussion on janitorial costs
 - Mark S. explained that this line item was for window cleaning
 - Board has decided not to continue this service
 - If the community wants this service, then dues will have to increase to \$282.00 per month to pay for this service
- The question was asked what the % of dues is increase is?
 - 14%
- The question was asked what is the specific amount that goes into the reserves?
 - \$14,000 per year for future maintenance costs
 - Most condominium associations do not get a second reserve study until all buildings are completed
 - Can we have a reserve study done for all building that have been completed?
 - Bray will recommend to the board to have the reserve study completed
- Discussion on history of HOA dues
 - Before the current \$230.00 monthly amount the dues were \$268.00 monthly
 - When Kevin Y. and Forrest R. hired Bray, the monthly dues decreased due to more units and more money coming in

With nothing further to discuss on the proposed 2022 budget Mark S. asked for a motion to approve the 2022 budget effective July 1, 2022

- First motion: Tom Fudge
- Second motion: Larry Dixon
 - None opposed

Elections

Mark S. opened the election process

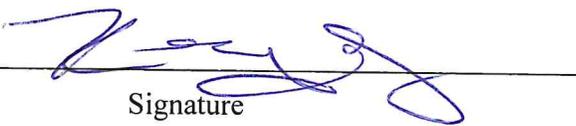
- Tom Walsh was nominated to serve on the board of directors
 - First motion: Larry Dixon
 - Second motion: Kiki Yanez
 - None opposed
- Carina (Kiki) Yanez was nominated to serve on the board of directors
 - First motion: Larry Dixon
 - Second motion: Tom Kelly
 - None opposed

Adjournment

With no further business to discuss, Mark S. called for a motion to adjourn the meeting.

Motion: Larry Dixon
None opposed

The vote was unanimous. The 2022 Annual Meeting was adjourned at 4:32 p.m.


Signature

7/24/23
Date