

Monument Plaza Condominiums Association, Inc.

Wednesday, April 25, 2018 @ 5:30 p.m.
Bray Education Center; 640 Belford Ave., Grand Junction, CO 81501

BOD Members Present

Trudy Cannon
Susan Costa

Bray HOA Management

Mark Shoberg
Savannah Kohagen

1. Call to Order

The 2018 Annual Meeting was called to order at 5:32 p.m. by Mark Shoberg.

2. Announcement of Quorum Achieved

With two proxies received and 3 units represented, it was announced that quorum had not been achieved.

3. Special Meeting

Since Quorum was not achieved, Mark Shoberg called for a special meeting.

Motion: Trudy Cannon

Second: Susan Kosta

4. 2018 Budget

Mark explained the need for a dues increase in order to pay all expenses and begin building back up the Reserve account. There was a request to approve the budget with the dues increase.

Motion: Trudy Cannon

Second: Susan Kosta

The vote was unanimous; the budget was approved. The increase in dues will become effective July 1st, 2018.

4. Proposed Projects for 2018

Safety concerns were raised, as unit 12 was broken into and unit 1 had apparent damage to their locks. The Association does not have money at this time to install security cameras or they would need to special assess for this expense. In the meantime, Bray Maintenance will ensure all security lights are working properly. It was proposed to send a letter to all doctors, dentists, etc. offices to encourage them to get a sign stating "no drugs or cash are stored on the premises".

Previously, the Association had a screened-in box to ensure no trash goes down into the drainage area. A new screened-in box is needed for Monument Plaza and the neighboring Association, Patterson Village Square.

Waste Management hit one of the eaves of the building and Mark explained they have already sent us the money and the work has been performed.

An owner was concerned that an insurance claim should have been put in for the damage to the building (behind unit 4). Bray HOA will reach out to the insurance company to file a claim in order to cover the cost.

The ongoing issue with dumping in the trash enclosure was discussed. Cameras could remedy this issue, but for now it is unclear who is dumping.

The large underground leak from last year was discussed as well as requesting a discount from Ute Water. Bray HOA will continue to look for “proof” that the leak was underground and relay it over to Ute Water.

Bray HOA is also going to look at what Monument Plaza was currently paying for trash service through the City of Grand Junction. The Board wanted to ensure that by increasing the number of pickups per week, the Association is still saving money from switching vendors.

5. Election

Trudy Cannon made her case as to why Janet Weenig should join the board, and outlined the responsibilities of the board. Mark Shoberg added that with an HOA management company, the job is pretty minimal.

Trudy Cannon volunteered to run as “President” of the Board for another year.

Trudy Cannon appointed Susan Kosta as the “Vice President” of the board for another year.

Trudy Cannon appointed Janet Weenig as a “Member at Large” of the board.

With no other volunteers, the election was closed.

6. Approval of Previous Year’s Minutes

Copies of the previous meeting minutes were provided to the Board for review. Following revision, there was a request for a motion to approve.

Motion: Trudy Cannon

Second: Susan Kosta

The vote was unanimous; the previous year’s minutes were approved.

7. Adjourn

With no further information to discuss, Mark Shoberg called for a motion to adjourn the meeting.

Motion: Trudy Cannon
Second: Susan Kosta

The 2018 Annual Meeting was adjourned at 5:52 p.m.

Signature

Date

DRAFT