

# 2020 ANNUAL MEETING MINUTES

## The Glen at Horizon Condominium Association

---

November 11, 2020 @ 5:00 PM – 7:04 PM Redlands Community Center.

Meeting called to order by Mark Shoberg, Bray HOA

---

### **In Attendance (Members)**

Pam Bakios, Elizabeth Bartoszek, Harold Blanton, Claire Denzler, Cassidy Hollingworth, Karen Jenkins, Danice Kindall, James King, La Bella Vita Properties LLC, Doug Oblak, Linda Torline

---

### **Board & Management:**

Don Schuster	Mark Shoberg
Mark Kessler	Baylea Hice
Christine Maxbauer	

---

### **Notice of Quorum Achieved**

---

With 15 people present and 28 mailed in ballots, quorum was achieved.

---

### **Introductions**

---

Don Schuster, Mark Kessler, and Christine Maxbauer introduced themselves as the present Board members.

Approval of the 2019 Meeting Minutes: Entertained by Don Schuster, 1<sup>st</sup> by Mark Kessler and 2<sup>nd</sup> by Karen Jenkins

---

### **Call to Order: 5:10 PM**

---

### **Old Business**

---

#### **Roof Replacement**

Don Schuster opened the discussion on the 4 roofs replaced last year. In 2020 the remaining roofs were replaced through insurance proceeds from two separate claims; first wind damage and second, hail damage. All roofs replaced at no additional costs to the members of the association.

#### **Painting Buildings**

Don Schuster also discussed the business of painting the buildings. The reserve fund has the budget to paint only one building per year. The reserve fund does not have a sufficient budget to repaint all the buildings due to the repairs done in 2017 for building 709, pertaining to soil and water projects. Those water project repairs cost over \$175,000 because of the flood damage. There are a couple ways of rebuilding the reserve fund: increasing annual dues by 10% or add special assessment to new owners due at closing. The board will discuss further options in the future.

## **Concrete**

Mark Shoberg clarified that concrete will be completed by December 2020. However, some foundation repairs are needed to be completed in the spring of 2021.

---

## **New Business:**

### **HVAC Services**

HVAC cleaning and Cooler startup and winterization is currently included with the HOA dues. The services to start up and shut down cost the HOA \$6,000- \$8,000 every year (regular maintenance not included). The board suggests HVAC/Cooler systems to not be included in the HOA to save money for the reserve fund. Each owner would be responsible for setting up and shutting off their own HVAC/cooling system. Each owner would have to hire a professional and licensed tech to complete the job. The HOA would provide a list of contacts for the HVAC/Cooler services. Don Schuster indicated that in the absence of major objections after discussion at the meeting that the board will implement this change in the spring of 2021.

### **Dryer Vent Cleaning**

American Family Insurance requires yearly dryer vent cleaning to maintain coverage in case of fire damage. Bray HOA provided an option for owners to complete this at a discounted price: Mr. Vac would charge \$25 each unit if all scheduled within a three-day scheduling period. A newsletter will be sent to owners for more information for scheduling. This cleaning is mandatory to keep the HOA's insurance.

### **Landscaping**

Any landscaping complaints should be made to the landscaping committee. The HOA has money in the budget for landscaping work to be completed. The landscaping complaints that are submitted will collectively be done at the same time to save money on labor.

### **Water Shares**

The HOA owns 13 water shares that cost \$411 a year to maintain. The price goes up every year. The 13 shares are not used and there are no plans to ever use them again. To convert to irrigation would cost around \$500K and there are not enough shares to water the HOA. If the shares are sold, the money used to maintain them will go towards the reserve fund. The HOA can lease rather than sell the water shares, after 1 year of leasing the HOA can decide if they want to lease, sell, or keep. Tabled until the next annual meeting.

Motion: Christine Maxbauer

Second: Linda Torline

Motion passed, 1 no

### **Chimneys**

Don Schuster proposed that the chimney caps be painted next year. This will cost roughly \$15,000 in total, and an assessment should be made yearly on which buildings need it most.

### **Lowering the Threshold for Quorum**

Since quorum is almost never achieved, the Board included a notice with the Annual Meeting packet to lower the threshold. Quorum was achieved and the members voted to reduce quorum to 25%. To pass, 75% of members present needed to approve.

Motion: Linda Torline

Second: Christine Maxbauer

Motion passed: 14 Yes; 1 No

### Exterior Light Fixtures

Christine Maxbauer did some research on the exterior light fixtures and found a light fixture that will help decrease the Xcel cost. The lights are \$100 a piece, they produce 25% light at night except when they detect motion and are LED. The HOA shall install one new light at unit 772 for people to go look at and review. The purchase of this will be an HOA common expense. The board shall decide to replace per building or all at once.



---

### 2021 Budget

---

Don Schuster opened the discussion on the proposed 2020 Budget.

There was a motion to pass the budget as presented.

Motion: Linda Torline  
Second: Evita Schultz

The motion passed, 14 Yes; 1 No. Dues were increased to \$209 per month beginning Jan. 2021.

---

### Annual Election

---

Don Schuster, Mark Kessler, and Christine Maxbauer all volunteered to continue to serve on the Board for the year 2021. Don requested a motion for the entire board to be re-elected to another term.

Motion: Betty Bartoszek

Second: Linda Torline

Passed Unanimously

---

### Adjournment

---

The 2020 Annual Meeting was adjourned at approximately 7:04 by the President of the HOA.

A handwritten signature in black ink that reads "Christine Maxbauer". The signature is written in a cursive, flowing style.

Signature

11/03/21  
Date