

Treehaven Homeowners Association, Inc.

Wednesday, May 9, 2018 @ 5:30 p.m.

Bray Education Center; 640 Belford Ave., Grand Junction, CO 81501

BOD Members Present

Joanne Pritza
JoAnna Hedberg
Shirley Cates

Bray HOA Management

Mark Shoberg
Savannah Kohagen

1. Call to Order

The 2018 Annual Meeting was called to order at 5:30 p.m. by Mark Shoberg.

2. Michael Daniels-American Family Insurance

Mike began by explaining the Master Policy on all the buildings and what exactly that includes. There is a \$1,000 deductible for circumstances such as: fire, theft, wind storms, water loss, etc.

The values of the buildings vary, but there is 4.0 blanket coverage on the whole Association.

Mike suggested that all homeowners & renters pay attention to some of the most common things that cause damage to homes. This list included: leaking washing machines, hot water heaters and toilet water lines. (Damage caused by elements within the unit would not be covered by the HOA's policy)

A benefit of having the HOA insured by American Family Insurance is that if American Family Insurance doesn't know who is responsible for repairing some sort of damage, they will cover it. Competitors don't do that.

Common claims were discussed.

Mike also offered advice for homeowner's personal insurance and advice on how much coverage someone should have depending on what is inside the house. He recommended \$40-\$60 per square foot (If you update your home, you should also update/upgrade your insurance policy).

The roof is covered by American Family Insurance, but maintenance is the owner's responsibility.

The Directors and Officers Policy was discussed. This policy covers the Board of Directors if someone tries to press a lawsuit. This policy also includes \$10,000 for employee theft. (ex. If the HOA Manager was stealing money from the Association, the Association would be covered)

Michael Daniels and the BOD also confirmed that the HOA is responsible for maintaining the sidewalks and homeowners are responsible for their driveways.

3. Announcement of Quorum Achieved

With four proxies received and nine units represented, it was announced that quorum had been achieved.

4. Introductions

Mark Shoberg introduced himself as the HOA Manager and Savannah Kohagen introduced herself as one of the Assistant HOA Managers.

Each member of the current board introduced themselves: Joanne Pritza, JoAnna Hedberg and Shirley Cates.

5. 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: Sidney Breese

Second: John Martens

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

6. Proposed Projects

Before beginning the discussion of potential projects for 2018, Mark Shoberg made clear that not all things discussed would be completed this year. He also explained that if there is a safety hazard under \$500, contact us; otherwise all other expenses need to be budgeted.

Projects discussed are as follows:

- Replace a couple of the bushes
- Paint eaves
- Problems with grass → Working with Thompson's

7. 2018 Budget

There was a request to approve the budget with a 5% dues increase from \$93.25 per month to \$97.91 per month.

Motion: Wanda Thomas Trust

Second: Sidney Breese

There was a majority vote to approve the proposed budget. The increase in dues will become effective July 1st, 2018.

8. Election

Shirley Cates was the only position on the board up for election.

Shirley Cates volunteered to stay on the board and serve as the "Secretary".

There was a majority vote and with no other volunteers, the election was closed.

9. Adjourn

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

Motion: Joanne Pritza

Second: Sidney Breece

The 2018 Annual Meeting was adjourned at 6:35 p.m.

Signature

Date

DRAFT