



HOA Annual Meeting Minutes

11 April 2024 - 6:30 P.M.

Koinonia Center

730 25 Rd, Grand Junction, CO 81505 – Doors open at 6:10

NOTE: Minutes posted on the HOA website prior to April 2025 have not been approved and are posted for information only.

BOARD ATTENDEES: Liz Beerman, Jean Gauley, Kathy Moran

Absent: Nancy Elwell, John Fleming, Elizabeth Rontino

MEMBERS: See Addendum A

Liz Beerman started meeting at 6:30 pm.

The PowerPoint Presentation is included with these minutes and posted on the Summer Hill HOA website. A slide was presented highlighting Rules for a Successful Meeting.

AGENDA

1. Establish Quorum 20% of eligible owners for residences and vacant lots of record in attendance and/or who have voted by ballot, (per CC&R).
2. Proof of notice of meeting:
Complete Packet USPS mailed to all current homeowners of record.
Notice of meeting posted on community permanent sign and included in latest Summer Hill HOA News Flash newsletter.
Additional email reminders sent to all homeowners.
Meeting notice published in last two Summer Hill HOA News Flash newsletters
3. Approve minutes of last Annual Meeting 2023,
 - a. 2023 Minutes were included in the Annual Meeting Packet that was USPS mailed to all owners of record.
 - b. Motion to approve Minutes from 2023 Annual Meeting:
Jean Gauley moved. Kathy Moran seconded. No discussion. Minutes approved.
4. Approve Year to Date Financials to close fiscal year 2023
 - a. Year to date financials as of March 31, 2024 were sent via email to all owners of record with the April Regular Meeting announcement.
Note: the end of March financials were not available to send, by mid March, in the Annual Meeting packet.
 - b. Motion to approve Financials to close fiscal year 2023 - 24 .
Jean Gauley moved. Kathy Moran seconded. No discussion. Motion approved.

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5. Reports of Volunteer Committee Chairs

Summaries from Committees were sent to all owners of record with the April Regular Meeting announcement. These will not be covered in detail at the meeting. However, questions or comments about specific details in these reports may be brought up at the Annual Meeting.

- a. Liz Beerman asked membership if there were any questions or comments. None were asked.

6. Ballot results for Approval of Budget 2024 – 2025

- a. Proposed Budget was included in USPS mailed Annual Meeting Packet
- b. Changes in Budget reflect increase in contract and services with WD Yards
- c. Results of ballot were presented as a PowerPoint
 - i. Budget Approved
 - ii. Comments included with individual ballots will be published in the next NewsFlash

d. Ballots received:

2024 - 96 ballots were received 48.4% of the membership

2023 – 103 ballots were received

2022 – 116 ballots were received

For information and for future balloting, in order to get 67% required for any change in the CC&R or any special assessment over 30% of the current dues, it will be necessary to get 132 votes in favor of the individual ballot issue.

- e. The ratified (approved) budget was projected and discussed with an emphasis on the shortfall of \$24,122. In order to mitigate that difference is receipts less expenses, dues have been increased by 5% or \$60 for the patio homes and \$15 for the large lots.

The annual billing that goes out in May, 2024 will be \$1280 for patio homes and \$320 for large lot homes.

7. Ballot results for Approval of 2024 - 2025 Board of Directors

- a. Three elected returning board members. Two appointed board members. One new member were place in nomination for voting. HOA by-Laws allow up to 7 board members. Members wishing to join the board are open for election at the Annual Meeting.
 - i. No OPEN NOMINATIONS for any new Board member nominees was received at the meeting.
- b. Current Board names were included in packet for review and member vote.
- c. All nominations were approved for 2024-2025.

8. Unfinished / New Business

- a. Updates on current projects: Ditch/Creek mitigation, Wall project, Visitor Parking, CC&R rewrite update. Dan Wilson asked for an example of what was budged for as Other Maintenance Expenses.

Liz offered an example using the transition garden. If it was noted that the garden needed more care than was allocated in the contract, and the board approved the



expenditure, a Work Order would be created for WD to come out. The charge would be for time and materials and reflected in that line item.

Financials are published regularly in the newsletter.

Additional discussion about ongoing projects on the board's current radar will be deferred to the Regular April Meeting which immediately follows the Annual Meeting.

- b. Newly elected Board will conduct a Regular April Meeting immediately following the Annual Meeting
 - i. Regular meeting dates and times for the remainder of 2024 and into 2025 including Annual Meeting next year were presented:
 - 1. June 13, 2024
 - 2. September 12, 2024
 - 3. November 14, 2024
 - 4. February 13, 2025
 - 5. April 17, 2025 – Annual Meeting
 - ii. A discussion followed regarding ZOOM vs. live meetings. A poll was taken with an overwhelming majority in favor of regular meetings being conducted via ZOOM.
Annual Meetings will be face to face.
Jean Gauley will pursue the possibility of having a tutorial available for anyone who is uncomfortable using ZOOM.
Additionally, anyone who does not have a computer is invited to come to the home of a neighbor or board member and participate on the call.
 - iii. Organizational structure for new board will be determined and published after the Board April work session.
 - iv. Address any open items of interest or concern to the community
- c. List of upcoming meetings will be published on the HOA website, HOA News Flash (newsletter), and posted notices on community mailboxes.
- d. This year's Bray sponsored BBQ will be on May 23. Mark your calendars.

9. Motion to Adjourn: Kathy Moran. Jean Gauley seconded. Motion was approved

Next annual meeting will be April 17, 2025. Dates will be published. All by Zoom except Annual Place and time will be announced and publicized in March 2025.

Respectfully submitted:

Jean Gauley

Summer Hill HOA Board Director

April 12, 2024



Addendum A

Sign in list of attendees April 11, 2024

Jean Gauley	Liz Beerman
Michael Prahm / Michelle Prahm	Bill Hassell / Janet Hassell
Nancy DerManuel	Steve Smierciak / Kathy Smierciak
Barbie Hartshorn	Danusha Lorentz / Renee Paul
Mark Weiss / Sarah Weiss	Susan Samuelson
Frank Hoffman / Marlys Hoffman	Bob Wirtanen / Nancy Wirtanen
Harry McDonald / Janie McDonald	Mary Beth Davis
Ingrid Fleming / John Fleming	Linda Stout
Mike Moran / Kathy Moran	Jane Foster
Janet McRae	Jim Finlayson / Jeannette Finlayson
John Winder / Patty Winder	Linda Griffith
Jenny Smith	Lisa Seitz / Ken Seitz
Bert Hammond	Kathy White
Kregg Kelley	Tamie Ferguson
Anita Cox	Sandra Easter
Elizabeth Robillard / Craig Robillard	Mike Wanebo / Marian Wanebo
Dan Wilson	