

Mesa Ridge Townhome Association

A meeting of the Board of Directors for Mesa Ridge Townhome Association was held January 18th, 2024, at the Grand Valley Recreation Center.

1. Roll Call
 - a. Dani Wesolowski (Present)
 - b. Joan Hollerbach (Present)
 - c. Andrea Dazzi (Present)
 - d. Adam Ford (Absent)
 - e. Vacant
 - f. Laura Brown, HOA Manager Property Professionals (Present)
2. Verification of Quorum - With 3/5 board members present, a quorum was established.
3. Call to Order - The meeting was called to order at 5:06 PM by Dani Wesolowski.
4. Approval Action Items:
 - a. A motion was made by Joan Hollerbach to approve the meeting minutes from 10.30.23. Seconded by Dani Wesolowski. No discussion. Passed unanimously.
5. Board of Directors Update
 - a. Adam Ford has resigned from the Board effective 12/26/2023.
 - b. With two vacancies on the Board, a candidate form will be included in the annual meeting packet. No candidates were present at this time.
6. Financial Report
 - a. Joan presented YTD financials, including delinquencies in the amount of \$12,740.83 for 5 owners.
 - b. The exponential increase in building costs and labor will affect all capital expenditures including roofing, concrete, and exterior work.
 - c. The Board discussed the need to pass the 2nd Amendment to the CCRs to clarify unit owner vs. Association responsibility for coverage. Currently, the Association is required to maintain an all-inclusive policy.
 - d. Joan presented the Board members with 3 budgets budget proposals for review. Joan reviewed each line item in the budget for Board members and owners present.
 - i. #1 – Included all capital maintenance items that need addressed, including roof replacement, and funds to cover the insurance increase, if the 2nd Amendment does not pass.
 - ii. #2 – Included capital maintenance items, including roof, but reduced insurance costs to the proposed policy if the 2nd Amendment passes.
 - iii. #3 – Includes the updated insurance policy cost, but no roof replacement.
 - e. **A motion was made by Dani to approve the 2nd Proposed Budget. Seconded by Andrea. No discussion. Passed unanimously.** This budget included an increase in dues of more than 10% and will require 51% of owners to vote to approve.
7. Old Business
8. Owner Open Forum



- a. Lana Horstmann (210 South Ridge) would like to see a reduction in irrigation costs. Management noted that part of the money included in the irrigation costs for 2023-2024 included the sewer line repair for 154 South Ridge.
 - b. Dan Temple (196 South Ridge) would like to see the irrigation lines repaired to make our system more efficient.
 - c. Susan Carlson requested a copy of the YTD Income Statement.
9. New Business
10. Motion to Adjourn - There being no further business to come before the Board, Dani Wesolowski made a motion to adjourn the meeting at 6:10 PM. Seconded by Andrea Dazzi. Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals