

The Glen @ Horizon Drive

Wednesday, May 13, 2015

Bray Education Center, 640 Belford, Grand Junction, Colorado

5:30 pm

Board Members

Mike Day

Mario Bruno

Bray Property Management

Jami McLennan

Teresa Bell

Call to Order

The meeting was called to order at 5:32 p.m. by Jami McLennan, Property Manager.

Introductions

Management introduced herself and Teresa Bell. Management then introduced the Board of Directors, Mike Day and Mario Bruno to the membership present; then explained that Dick Rigo has moved and resigned from the Board of Directors.

2014 Annual Meeting Minutes

Management stated that the 2014 minutes have been online at www.brayrentals.com for review and asked if anyone would like the minutes read aloud; no one did. Management presented the April 10, 2014 Annual Meeting Minutes for approval.

Resolution: To approve the April 10, 2014 Annual Meeting Minutes as presented.

Motion: Kent Murray

Second: Kathleen Wilson

The motion carried unanimously.

2015 Budget

Management asked if everyone had received and reviewed the budget that had been mailed out; she also asked if anyone needed a copy of the budget. Management stated that the Board of Directors had done the budget this year. Management asked if there were any questions or concerns in regards to the budget; there were several.

A member asked why the painting/concrete repairs line is higher for 2015 than in previous years. Mike Day answered the question. Mike stated that there is more included in that line item that should have been separated out, like painting, concrete and re roofing. There is painting of two buildings, painting of the rails and concrete work on the sidewalks. The concrete is going to be at least \$10,000 for the next couple of years.

A raise in dues for next year was discussed in order to cover the cost of upcoming roofing and concrete repairs.

There was a question in regards to the insurance line and why it is lower than last year. Management stated that it is basically the same, the flood insurance is just broken out this year and it was not last year.

A member had a question in regards to windows and doors. The member wanted to know if there was a reserve for window repair and door repairs. Management stated that windows and doors are homeowner responsibility and not the HOA.

Management asked if there were any other questions in regards to the budget; there were none.

Resolution: To approve the budget as presented; there is no increase in the budget for 2015.

Motion: Paul Boen
Second: Phil Rogers

The motion carried unanimously.

Election

Nominations from the Floor

Management announced that one member had stepped up to volunteer for the Board of Directors and that was Paul Boen. Management asked if there were any other nominations from the floor to run for the Board of Directors. Phil Rogers volunteered. Glen Eash was nominated and accepted the nomination.

Ballots

Management passed out ballots and reminded everyone that there is no cumulative voting, only one vote per household. Management asked to have everyone add Phil Rogers and Glen Eash to the ballots. Management asked if there were any other volunteers or nominations; there were none. The five members on the ballot were voted on to the Board of Directors.

Resolution: To approve the Board of Directors as presented.

Motion: Rebecca Manley
Second: Karen Jenkins

The motion carried unanimously.

Close of the Election

Management asked if there was any further business to come before the election. There was none; therefore, the election was closed.

New Business

A. Organizational Meeting

Management announced that since Mike Day and Mario Bruno still have time left to serve; Mike Day will remain President; Mario Bruno will be Vice-President; Paul Boen will serve as Secretary/Treasurer; Glen Eash and Phil Rogers will serve as Members at Large.

B. Landscaping

Management is aware of some dead bushes and is working with the landscapers to have them replaced. If anyone has a dead bush or shrubbery they are to contact Management to have them replaced.

Management requested that the landscapers watch the overwatering that has been an issue in the past. If things are looking dry, please contact Management.

A member has requested that Management speak to the landscapers about the cigarette butts that they are leaving. Management thanked the member and stated that the landscapers will be notified.

Management stated that the front pond is in need of some maintenance in order for it to fill. The work is already scheduled to be done.

C. Parking

Vehicles may park on the street, but not in the roundabout, in other residents' driveways or access to the back driveways. Management will police the vehicles that are parked the wrong way on the street or have expired registrations. As for the mud that vehicles leave, Management has no control over the cleanliness of a vehicle.

D. Painting / Roofs

Mike Day stated that two buildings will be painted this year; building 755 & 712. The association paints each building every ten years doing two buildings a year.

There was a question in regards to gutters and when they are cleaned. Mike Day stated that gutters are done once a year, usually in November. Management stated that if there is excess water from the gutters to email your name and address to jami@brayandco.com and Management will have someone out to clean the gutters.

Questions from the floor


There was a question in regards to power washing the buildings. Management stated that they power wash or swift before they paint.

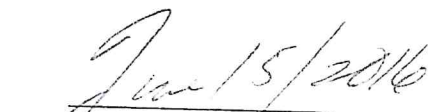
There was a statement made in regards to putting a list out of all the owners and tenants. Management stated that it was illegal to do that; that it falls under the privacy act.

A member asked what the percentage is between owners and renters. Management did not have the information on hand, but did inform the member that The Glen @ Horizon Drive was the only Condominium Association that Bray manages that is still FHA approved. The ratio is 35 owner operators to 33 renters/investors.

Adjournment

There being no further business to come before the Board at the Annual Meeting, the meeting was adjourned at 6:19 p.m.


SIGNATURE


DATE