

# Fairmount Village Condominium Association, Inc.

## ANNUAL MEETING MINUTES

November 29, 2016

Bray Education Center  
640 Belford Avenue, Grand Junction, CO 81501

### Board Members Present

Gabriel Molnar

Cary Perino

### Bray Property Management

Jami McLennan

Carrie Grubbs

#### 1. Call to Order

The meeting was called to order at 5:35 p.m. by Jami McLennan.

#### 2. Introductions

Jami McLennan introduced herself as the HOA Manager. Jami informed the members present that she will be transitioning out of the HOA department, and that Carrie Grubbs is transitioning into the HOA manager role. Although not present, Jami introduced Sarah Connelley as the HOA assistant. Jami informed members of the recently updated HOA website, [www.brayhoa.com](http://www.brayhoa.com).

#### 3. Approval of 2015 Annual Meeting Minutes

Jami presented the 2015 annual meeting minutes for approval. Jami stated the meeting minutes were posted at [brayhoa.com](http://brayhoa.com) and have been available for review for the past year.

**Resolution:** No other discussion being forthcoming, the September 9, 2015 minutes were approved.

**Motioned:** Shawna Cottingham

**Seconded:** Cary Perino

The motion carried unanimously.

#### 4. Approval of the 2017 Budget

Jami presented the 2017 Budget for approval. Jami stated that there would be an increase in 2017 dues. The primary reasons for this increase is the dog clean up service, water and the increase in insurance. Insurance typically increases every year by approximately 5%. The HOA insurance covers the common areas and studs out, including the roof. With the increase in dues, the largest units in the Association will

pay \$ 162.02 per month, which remains consistent with the average monthly dues for other similar Condominium Associations.

Grounds maintenance is also a large part of the budget. This includes maintaining the grass areas throughout the community and removing improperly dumped items from around the dumpsters. Typically, items must be removed once a month with varying expenses incurred depending on the number of items left and the type of item.

The 2017 budget was not contested and therefore passed. The increase will be effective January 1, 2017.

## **5. Election**

### **A. Ballot or Proxy**

Jami confirmed that quorum had been achieved with the members present and proxies received.

### **B. Nominations**

Jami stated that Gabriel Molnar and Cary Perino have time left on their terms and one volunteer was needed.

Stephanie Dickey volunteered to serve on the board. There were no other volunteers.

**Resolution:** To accept the slate as presented that Stephanie Dickey will serve on the Board of Directors for a three-year term.

**Motioned:** Gabriel Molnar

**Seconded:** Cary Perino

The motion carried unanimously.

## **6. Close of the Election**

There was no further business to come before the election and the election was closed. (Per the organizational meeting held immediately following the Annual meeting, Stephanie Dicky will serve as president, Gabriel Molnar will serve as vice-president and Cary Perino will serve as secretary/treasurer).

## **7. New Business**

### **A. Water**

Owners are encouraged to check for leaking faucets and running toilets.

### **B. Parking**

The parking has improved after the spaces were re-painted. Owners are encouraged to remind their tenants that parking is assigned.

**C. Trash**

A large amount of trash and debris is being improperly discarded throughout the community. The Association asks residents to please refrain from leaving discarded items on the ground and to dispose of properly.

**D. Questions from the Floor**

Stephanie Dicky inquired about the trash pickup, and the frequency of pickup. The dumpsters should be emptied twice a week. Stephanie stated it appears the dumpsters are only being emptied once a week, and not twice a week. Each dumpster is emptied once, and on different days. Management will contact the trash company to look into this issue.

Stephanie Dicky inquired about contracting with a different landscape company for the 2017 season. Stephanie will provide management a list of potential landscape companies and specific services she would like included in the proposal.

Snow removal service is provided for the Association. Snow will be cleared from sidewalks and stairs with snowfall of 2” or more.

On Monday, December 5, 2016 Alpine Tree Service will be onsite to trim back several trees within the Association.

Once water is turned back on in the spring, the drip system for the bushes can be reduced. Stephanie Dicky stated the bushes by her unit receive more water than necessary.

A notice will be mailed to owners regarding the dues increase, effective January 1<sup>st</sup>, 2017.

**8. Adjournment**

There being no further business, the Annual Meeting for 2016 was adjourned at 6:10 pm.

  
Signature

12 5 17  
Date