

# ***Village at Fountain Greens Condominium Association***

## **Annual Meeting Minutes**

Bray Education Center, 640 Belford, Grand Junction, CO

February 21, 2017

### **Board Members Present**

Ellen Cobb

Julia Kleven

### **Bray Property Management**

Carrie Grubbs

Sarah Connelley

#### **1. Call to Order**

The meeting was called to order at 5:32 p.m. by Carrie Grubbs.

#### **2. Introductions**

Carrie Grubbs introduced herself as the new HOA Manager and Sarah Connelley as the HOA assistant.

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

Carrie presented the February 10, 2016 annual meeting minutes for approval. Carrie stated the meeting minutes were posted on brayhoa.com and have been available for review.

**Resolution:** No other discussion being forthcoming, to approve the 2015 Annual Meeting minutes.

Motioned: Julia Kleven

Seconded: Ellen Cobb

The motion carried unanimously.

#### **4. Announcement of Quorum**

Carrie stated that quorum had not been achieved with the members present and the proxies received.

#### **5. Approval of the 2017 Budget**

Carrie stated that the 2017 budget was based off of the expenses incurred in 2016. Dues will remain the same for 2017 as they were for 2016.

The painting, and some larger maintenance projects are funded by the reserve account. This had a greater impact on the reserve accounts for 2016 as two buildings were painted. One building is scheduled to be painted in 2017, which will reduce the impact painting will have on the reserve account.

A member expressed concerns that some garage units were being rented for \$10.00 per month. It has been confirmed that these garage units are owned, and the \$10.00 per month fee is the current HOA dues.

A reserve study has been proposed to be completed this year to gain a better understanding of the Association's future maintenance needs and ensure the appropriate allocation of funds.

No other discussion being forthcoming the 2017 Budget was approved as presented.

## **6. Election**

Carrie stated that one member was needed for the Board of Directors. Cathy Arentz volunteered to serve on the Board of Directors.

Resolution: To accept the slate as presented that Cathy Arentz will serve a one-year term on the Board of Directors.

Motioned: Felicia Walker

Seconded: Carol Bishop

The motion carried unanimously.

## **7. Close of the Election**

There was no further business to come before the election and the election was closed.

## **8. New Business**

- A. Carrie stated the Association will be painting the A buildings this year (2017). The D building will be painted in 2018.
- B. Members expressed concerns regarding pets in the community being allowed off leash and owners not picking up after their pets. The association does have rules and regulations in place which pertain to pets. Members of the association are encouraged to inform management of any resident who may be in violation, providing management details regarding the incident, including the address of the person(s) who may be in violation.
- C. Members expressed concerns regarding aphids. In previous years' aphids were an issue, causing damage to landscaping around the association and to owners personal landscaping. In order to address this matter in a timely matter, owners are asked to inform management should they see any sign of aphids. Management will also obtain more information on the treatment and prevention of aphids to help mitigate their impact on the landscaping.

**9. Adjournment**

There being no further business, the Annual Meeting for 2017 was adjourned at 6:23 p.m.

Cathy Armitage  
Signature

3-20-18  
Date