

# 3001 Condominium Association

## Annual Meeting Minutes

1015 North 7<sup>th</sup> Street  
Grand Junction, CO 81501

September 27, 2016

### Board Members Present

Doug Beyer  
Dan Price  
Kraig Keltner

### Bray Property Management

Jami McLennan

#### 1. Call to Order

The Annual Meeting was called to order at 4:00 P.M. by Jami McLennan.

#### 2. Introductions

Jami McLennan introduced herself as the HOA Manager and Sarah Connelley as the HOA administrative assistant. Jami informed members to contact her with any questions or concerns or to speak with the HOA assistant in her absence. She informed members of the new HOA website, [www.brayhoa.com](http://www.brayhoa.com). Jami encouraged email communication to [hoa@brayandco.com](mailto:hoa@brayandco.com).

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

Jami presented the September 29, 2015 annual meeting minutes for approval. Jami stated the meeting minutes were posted on [brayhoa.com](http://brayhoa.com) and have been available for review for the past year.

**Resolution:** No other discussion or questions being forthcoming, it was motioned to approve the September 29, 2015 minutes.

Motioned: Terry Harper

Seconded: Linda Keltner

The motion carried unanimously.

#### 4. Approval of the 2017 Budget

Jami presented an option to lower dues for 2017. Dan Price also created and presented a budget for 2017. The budget Dan presented was created using the 2017 budget created by Bray, the actual expenses from 2015, and the current budget for the remainder of 2016.

Dan Price's proposed budget reflected a \$ 25.00 semiannual increase to the dues, bringing the total for the semiannual dues to \$ 2,325.00. This would allow more money to be put into the capital reserve, which is currently down due to money spent on the pavement repair. Any potential savings throughout the year will also allow the capital reserve to be replenished and grow to help cover future expenses; such as new roofs, driveway repair and pool maintenance.

**Resolution:** To reflect a \$ 25.00 semimanual increase in dues for 2017, bringing the total for the semiannual dues to \$ 2,325.00. The budget will be reformatted to match Bray's formatting and will be mailed out.

Motioned: Linda Keltner  
Seconded: Janet Loring

The motion carried unanimously.

## 5. Election

### A Nominations

Jami confirmed quorum had been achieved. Three (3) members volunteered to serve on the board; Dan Price, Kraig Keltner and Terry Harper. Terry Harper will be replacing Doug Beyer as Doug is stepping down. There were no further nominations from the floor and nominations were closed.

**Resolution:** To accept the slate as presented that Dan Price, Kraig Keltner and Terry Harper will serve on the Board of Directors.

Motioned: Terry Harper  
Seconded: Vivian Beverly

The motion carried unanimously.

### B Close of the Election

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

## 6. New Business

### A Moving Management Account with Bray to Accounting Only

Jami stated that the association will be moved to, what Bray calls, an Accounting Only Management. Bray will handle all of the accounting aspects, including paying bills and collecting dues. The board will have more responsibility. The new contact person within Bray will be Aimee. The board is still welcome to contact the HOA department. A formal email will be sent to the Board expressing this change.

150/mo

### B Roofing

Kraig Keltner explained the Association had approximately \$20,000.00 in credit for shingles for the roof which was set to expire in October of 2016. The credit was used to take delivery of the shingles. These shingles will be held by Allied Roofing for the next year to year and a half. These shingles cover approximately 60% of the roof for the buildings. The cost for the remaining 40% of shingles will be divided between all units. The current estimate to remove the old shingles and install the new shingles is approximately \$ 3,000.00 to \$ 6,000.00 per unit, depending on the size of the roof, the pitch, number of skylights and fireplaces, etc. This does not include the cost of the shingles nor any additional expenses due to damage, leaking, etc. which would be an additional expense. The car ports are not included in any of these estimates, the only roofs included are those with shingles. The Association will work to put new roofs on at 3001 in the next couple of years and the Board of Directors wanted members to be aware of the upcoming costs so they can plan accordingly.

### C Snow Removal Contact

A new snow removal contract will be used for the 2016/2017 winter. Thompson Enterprises, who is the current landscaper, stated that if they are contracted for snow removal, snow will be removed any day it snows, regardless of it is a holiday. Jami explained that for snow removal contracts should be put into place as soon as possible, and asked that the board

inform her once they are comfortable with moving forward with the proposed snow removal contract to avoid not having the contract in place in case of an early snow.

**D Closing of the Pool and Bathrooms**

Dan Price suggested the pool be closed on Thursday September 29, 2016 due to the cold weather that is moving in. He also stated that the old pool cover was not in usable condition and a new one has been ordered. The pool can be closed prior to the arrival of the cover, the heater for the pool will be turned off and once the cover arrives the shutdown of the pool will begin. Jami stated the bathrooms by the pool will be closed and the lines blown out by Bray, which is currently scheduled for approximately the second week in October of 2016. A sign will be placed on the bathroom door stating it is shut down for the winter.

**7. Questions from the Floor**

Terry Happer asked Jami when landscaping contract are acquired. Jami explained that the landscaping contracts typically are in place before January, and the bidding for those contracts happens in the fall.

**8. Next Meeting**

The next annual meeting will be held and organized by the Board of Directors.

**9. Adjournment**

There being no further business, the Annual Meeting for 2016 was adjourned a 4:33 P.M.

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Signature

\_\_\_\_\_  
Date