

Desert Peaks Business Complex
2016 Annual Meeting Minutes
Bray Real Estate, 1015 N 7th St, Grand Junction, CO 81501
December 12, 2016

Board Members Present

Chad Schaneman
John Adams
Merry Sechrist
Ron Sechrist
Nick Sechrist

Bray Property Management

Carrie Grubbs
Sarah Connelley

1. Call to Order

The meeting was called to order at 6:04 pm by Carrie Grubbs.

2. Introductions

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

3. Approval of the 2017 Budget

The proposed 2017 budget was presented for approval. The proposed budget includes a slight increase in dues. If approved, the increase will be effective January 1, 2017.

Carrie stated the 2017 budget is based on 2016 expenses. Window cleaning is a monthly service, but is budgeted for ten of the twelve months only, per the vendor's explanation that inclement weather (below-freezing, wind) typically prevents a couple of regularly scheduled cleanings.

John Adams inquired about the landscaping repairs expense included on the budget. Carrie clarified the budget expense is an estimate and is based on the landscaping and irrigation-related expenses incurred in 2016.

Should any expense, such as maintenance or snow removal, be more than budgeted, Management will review the Association's operating account balance. If warranted, Management will inform the Board of any budget shortage so they may consider whether a special assessment is necessary to cover expenses not anticipated in the proposed budget.

Resolution: To accept the 2017 budget as presented.

Motioned: Ron Sechrist
Second: Chad Schaneman

The motioned carried unanimously.

4. Election

Carrie confirmed that quorum had been achieved with the members present. Chad Schaneman, John Adams, Merry Sechrist, Ron Sechrist and Nick Sechrist all volunteered to serve another term on the Board of Directors.

Resolution: To accept the slate as presented that Chad Schaneman, John Adams, Merry Sechrist, Ron Sechrist and Nick Sechrist serve on the Board of Directors.

Motioned: Ron Sechrist

Seconded: Chad Schaneman

The motioned carried unanimously.

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

5. Miscellaneous Business

a. Organizational Meeting

Chad Schaneman will serve as president, John Adams will serve as vice-president, Merry Sechrist will serve as treasurer, Ron Sechrist and Nick Sechrist will serve as secretary.

b. Landscaping – Shrubs

There are several shrubs throughout the association that are dying. During the 2017 spring startup, the shrubs will be evaluated to determine which will be replaced. Shrubs along the building will not be replaced, and all water to them will be stopped to ensure watering does not cause damage to the buildings.

c. Outdoor Lights

An electrician will be contacted to do a walk-through to determine options for the replacement of broken landscaping lights and the cost of adding security lights throughout the Association.

d. Stucco Repair/Building Painting

Several buildings are developing cracks in the stucco and Ron Sechrist suggested the Association consider painting the exterior of the four units as a future project. Members discussed color preferences and it was suggested different color options be considered. Estimates will be obtained and presented to the board, at which time the board and members will decide how to proceed.

e. Ron Sechrist stated that during a previous meeting it was discussed that, per the Covenants, special assessments are to be split evenly between owners. Members had decided that all assessments should be handled on a pro rata basis. The Covenants will be updated to reflect the decision to have all assessments handled on a pro rata schedule.

6. Adjournment

There being no further business, the Annual Meeting for 2016 was adjourned at 7:06 pm.



Signature

2.28.16

Date