

Grace Park Filing 1 Condominium Association

2017 Annual Meeting Minutes

Bray Education Center, 640 Belford, Grand Junction, CO

March 29, 2017

Board Members Present

Dr. Carl Feghali

Jim Snyder

Bray Property Management

Carrie Grubbs

Sarah Connelley

Call to Order

The meeting was called to order at 5:34 p.m. by Carrie Grubbs.

1. Introductions

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

2. Approval of the March 16, 2016 Annual Meeting Minutes

Carrie presented the 2016 annual meeting minutes for approval. Carrie stated the meeting minutes were posted for member review on the community webpage at www.brayhoa.com proceeding the 2016 meeting. No other discussion or questions being forthcoming, the March 16, 2016 minutes were approved.

3. Announcement of Quorum

Carrie stated that Quorum requires a majority of members present or represented by proxy. Quorum was achieved with the three members present and two proxies received.

4. Approval of the 2017 Budget

Carrie presented the 2017 budget for approval. Carrie stated that the 2017 budget was prepared with consideration of 2016 expenses and any additional expenses anticipated for 2017. The budget presented included a \$10.00 per month increase in dues to cover the painting project expenses. The members rejected the proposed increase, electing to keep monthly dues at \$130.00 and adjusting down the anticipated painting expense to match the lowest painting bid received to date.

Resolution: To accept the budget as presented with the repair/maintenance expense reduced to reflect the most current painting bid and monthly assessment of \$130.00.

Motioned: Dr. Carl Feghali

Seconded: Jim Snyder

The motion carried unanimously

5. Election

Dr. Carl Feghali volunteered as an incumbent member to server another three-year term. There were no other nominations from the floor and nominations were closed.

Resolution: To accept the slate as presented that Dr. Carl Feghali will serve on the Board of Directors.

Motioned: Jim Snyder

Seconded: Donna Stoner

The motion carried unanimously

6. Miscellaneous Business

Exterior Building Painting

One exterior building will be painted this year. Management will obtain additional painting bids in an effort to further reduce the painting expense. The bids will be presented to the board for review and final approval.

The board members and owners asked for clarification with regard to the paint color choice of the first building, which was painted to its same color last spring. It was their understanding that the buildings were to be painted in a new color scheme (to be determined) and were concerned that the first building was painted to the same color, without the knowledge and consent of the Board. It was the Board's request that a new paint color be chosen, one that was different from its current. Carrie agreed that there was a conversation among the members and a request by the Board to management at the 2016 annual meeting that a new color be considered for the buildings. Carrie will research this matter to verify who was involved in the decision to paint the same color and how the painting project proceeded in a manner inconsistent with the Board's specifications. *Note: Following the annual meeting, Carrie was unable to provide written validation supporting a request by the Board defining any deviation from their initial request to paint building 5-8 a different color. Carrie is further reviewing this matter with the Board of Directors.*

The members expressed interest in considering three different colors, different tones of the same color or all three the same color. The Board appointed Donna Stoner to serve on the Design Committee to facilitate the selection of new, more modern paint colors.

A member expressed an interest in adding unit numbers to the entrances of each building so that upper-level units are more easily visible from the exterior of the building. Numbers will be added for upper-level units after the painting has been completed.

Other Maintenance/Repair Projects

The association had a recent roof assessment completed. The roofing vendor reports the roof may last two to three years with repairs. Members recalled that the roofs may have been replaced in recent years and requested Management to research.

The fence is currently in need of repair. Management obtained a quote of \$150 to have the fence repaired. The repair work is minor was approved by the Board.

A member expressed concern over the lack of light in the parking lot and the stairway area to their unit. The board of directors stated that members are allowed to add exterior lights to their unit, at the owners' expense, should they wish to have more light. The parking lot does have a pole light, and, should this be out, members are asked to contact management so that the light can be repaired as needed.

A member expressed concern regarding the metal edging on the stairs. The color of the metal stripping blends with the color of the concrete and can cause some difficulty when walking in these areas. The member requested permission to put reflective tape on these metal stair caps. The Board has approved the reflective tape but will be at the owners' expense.

7. Adjournment

There being no further business, the Annual Meeting for 2017 was adjourned at 6:41 p.m.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned below the text of the adjournment.