

# ***Pritchard Mesa Estates II Homeowner's Association***

2017 Annual Meeting Minutes  
Bray Education Center, 640 Belford Avenue, Grand Junction, CO  
March 8, 2017

## **Board Members Present**

Justin Whiteford  
Sheila Covello

## **Bray Property Management**

Carrie Grubbs  
Sarah Connelley

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

The meeting was called to order at 5:36 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 February 3, 2016 Annual Meeting Minutes**

Carrie presented the February 3, 2016 annual meeting minutes for approval. Carrie stated the meeting minutes were posted for member review on the community webpage at [www.brayhoa.com](http://www.brayhoa.com) shortly after the last meeting.

**Resolution:** No other discussion or questions being forthcoming, it was motioned to approve the February 3, 2016 minutes.

Motioned: Sheila Covello  
Seconded: Justin Whiteford

The motion carried unanimously.

### **3. Announcement of Quorum**

Carrie stated that Quorum requires 25% of members present or represented by proxy. Quorum was achieved, with the three members present and four proxies received.

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

Carrie presented the 2017 budget for approval. Carrie stated that the 2017 budget was based off of the expenses incurred in 2016. Adjustments were made for the decrease in legal expenses. Additionally, the monthly reserve transfer was decreased as no capital improvement projects are anticipated in the short term. The adjustments allow annual dues to remain the same for 2017 at \$301.00.

Resolution: To approve the 2017 Budget as presented.

Motioned: Sheila Covello  
Seconded: Justin Whiteford

The motion carried unanimously.

## 5. Election

Justin Whiteford, Sheila Covello, David Jenkins, Tina Brennan and Casey Fleming volunteered as incumbent members to server another one-year term. There were no other nominations from the floor and nominations were closed.

Resolution: To accept the slate as presented that Justin Whiteford, Sheila Covello, David Jenkins, Tina Brennan and Casey Fleming will serve as the Board of Directors.

Motioned: Shelia Covello  
Seconded: Justin Whiteford

The motion carried unanimously.

## 6. Close of the Election

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

## 7. New Business

- A. Justin Whiteford will serve as President of the Board of Directors, Casey Fleming will serve as Vice-president, Tina Brennan will serve as Secretary/Treasurer, and both Sheila Covello and David Jenkins will serve as Members-at-Large for a one-year term.
- B. Members noted that prairie dogs are becoming a nuisance and causing damage to some vacant lots, as well as homeowner property and landscaping. Management will look into options to mitigate the prairie dog issue and present those options to the Board.
- C. Member asked for clarification of the delinquency process. Carrie provided an overview of the process, including collections and filing of liens.
- D. The next annual meeting shall occur in November of 2017.

## 8. Adjournment

There being no further business, the Annual Meeting for 2016 was adjourned at 6:20 p.m.

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Signature

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Date