

***Sundance Village Condominium Association***  
Annual Meeting Minutes  
Bray Education Center, 640 Belford Avenue, Grand Junction, CO  
December 16, 2015

**Board Members Present**

Julie Solbach

**Bray Property Management**

Jami McLennan

Carrie Grubbs

**1. Call to Order**

The meeting was called to order at 5:30 p.m. by Jami McLennan.

**2. Introductions**

Jami McLennan introduced Carrie Grubbs as her new assistant.

**3. Approval of 2014 Annual Meeting Minutes**

Jami presented the 2014 Annual Meeting minutes for approval. Julie Solbach read the minutes aloud for members present.

Resolution: No other discussion being forthcoming, to approve the December 10, 2014 minutes.

Motioned: Julie Solbach

Seconded: Karen Foster

The motion was carried unanimously.

**4. Approval of the 2016 Budget**

Jami McLennan presented the 2016 Budget for approval. Jami stated that dues will remain the same to allow for future projects. She reported that the SERVPRO bill from the flooding incident has been paid off and Liqui Green continues to work with the Association in allowing them to stretch payments throughout the year. Jami also stated that Bray has now begun collecting their current monthly fee but has not started collecting the fees that were put on hold while the Association paid down other debt.

Resolution: To approve the 2016 Budget as presented.

Motioned: Julie Solbach

Seconded: Cary Perino

The motion was carried unanimously.

## **5. Election**

### **A. Ballot or Proxy**

Jami confirmed quorum had been achieved with proxies received and members present.

### **B. Nominations**

Jami stated that members were needed for the Board of Directors. Julie Solbach has time left on her term and Cary Perino and Karen Foster volunteered as new members. There were no other nominations from the floor and nominations were closed.

Resolution: To accept the slate as presented that Cary Perino and Karen Foster will serve as the Board of Directors.

Motioned: Julie Solbach

Seconded: Steven Berger

The motion carried unanimously.

Julie will serve the remainder of her term, Cary will serve three years and Karen will serve a two-year term.

## **6. Close of the Election**

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

## **7. New Business**

A. Julie Solbach will serve as President, Cary Perino will serve as Vice-president and Karen Foster will serve as Secretary/Treasurer.

B. Jami reported that there has been an increase in unauthorized parking in the community. Residents are blocking access to garages and trash dumpsters. Postcards were sent to owners and residents as a reminder to park in marked spaces and inside garages only. Bray will continue to tag vehicles for removal (towing). Jami recommends the Association add signage at the entrances to further deter unauthorized parking.

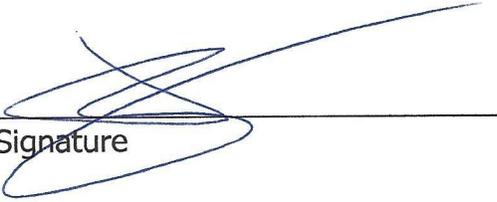
C. Members expressed interest in organizing a volunteer community clean-up day in the spring. The Association will send out a notice regarding scheduling when the weather starts to warm. Suggestions for clean-up included power-washing, cleaning out bugs and cobwebs, and considering a window-washing company be onsite for any owners interested in having their exterior windows washed.

D. The Association will address maintenance issues as budget allows. Some items on the list include painting, balcony work, concrete issues and the aluminum trim were all discussed.

- E. It was brought to Management's attention that the landscaping company has been using a weed trimmer around the trees resulting in loss of bark. Members expressed concern that this will have an impact on the long-term health of the trees.
- F. The truck that was being stored by the garages has been moved. At some point the downspout on the garage was damaged. Jami confirmed she will initiate repair.

**8. Adjournment**

There being no further business, the Annual Meeting for 2015 was adjourned at 6:00pm.

  
Signature

2/9/17  
Date