

Swan Meadows Homeowners Association

Annual Meeting Minutes

Bray Education Center, 640 Belford Avenue, Grand Junction, CO 81501
August 17, 2016

Board Members Present

Tena Dangler
Clint Cholas
Lacey Ledet

Bray Property Management

Jami McLennan
Carrie Grubbs

1. Call to Order

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

2. Announcement of Quorum

Jami announced that quorum was not achieved for the 2016 Annual Meeting. There were nine members represented in person and by proxy, a total of 13 is required for quorum.

3. Introductions

Jami McLennan introduced herself as the HOA Manager and Carrie Grubbs, 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 encouraged email communication - please send communication to hoa@brayandco.com.

4. Approval of 2015 Annual Meeting Minutes

Jami presented the 2015 Annual Meeting minutes for approval. Jami stated the draft minutes had been approved by the Board and posted online for the previous year at www.brayrentals.com (new website address is www.brayhoa.com).

Resolution: No other discussion being forthcoming, to approve the 2015 Annual Meeting minutes.

Approved and Accepted by the Board of Directors.

5. Approval of the 2016-2017 Budget

Jami presented the 2016-2017 Budget for review, explaining that the Budget has been approved by the Board. Jami stated there would be no increase in dues and explained the Capital Reserve includes a 10% allocation of the annual operating expenses, as required by the Colorado Common Interest Ownership Act.

6. Election

A. Nominations

Jami stated that three members were needed for the Board of Directors. Tena Dangler, Clint Cholas and Lacey Ledet volunteered as incumbents to serve another one-year term. There were no other nominations from the floor and nominations were closed.

Resolution: To accept the slate as presented that Tena Dangler, Clint Cholas and Lacey Ledet be appointed to serve a one-year term as the Board of Directors.

Motioned: Anna Forsman
Seconded: Josh Gilder

The motion carried unanimously.

7. Close of the Election

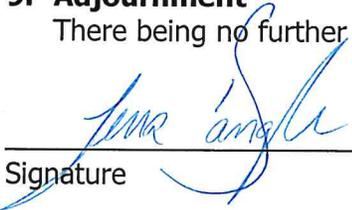
There was no further business to come before the election and the election was closed.

8. New Business

- A. The Board of Director positions for 2016-2017 will be Tena Dangler, President; Clint Cholas, Vice President; and Lacey Ledet, Secretary/Treasurer.
- B. Jami discussed covenant enforcement. Due to the Association's lack of defined covenants, ability to enforce is limited to mostly landscaping issues. Member also reported that the City of Grand Junction can offer further enforcement on weeds and encouraged members to contact the City directly to report any weed-related violations.
- C. Jami informed members to contact Bray HOA Management with any HOA-related questions or concerns. As she is on the phone and in meetings quite a bit, she asked that members ask to speak with the HOA assistant for immediate assistance.
- D. Jami reminded members that the Bray HOA website has been updated and is located at www.brayhoa.com. You are encouraged to visit the website for community updates, governing documents, meeting announcements and minutes, and budgets. The monthly financials are posted to the website every month after the 15th.

9. Adjournment

There being no further business, the Annual Meeting for 2016 was adjourned at 5:45pm.



Signature

3-14-18

Date