

# **Water's Edge Condominium Association**

## **Annual Meeting Minutes**

Bray Education Center, 640 Belford Avenue, Grand Junction, CO

December 8, 2016

### **Board Members Present**

Blu Gray

Tom Gray

Ted Martin

### **Bray Property Management**

Carrie Grubbs

Sarah Connelley

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

The meeting was called to order at 10:09 a.m. 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 2016 Budget**

Carrie Grubbs presented the 2017 Budget for approval. The budget proposed a small decrease in dues, primarily due to a small decrease in funds for the reserve account.

Tom Gray commented that the current reserve account balance appears to be low, when comparing the current balance to what the reserve would have been had the, now required, 10% of operating budget been allocated for the reserve account since establishing the Association eight years ago. To correct the deficit, Tom Gray suggested a transfer of excess monies from the operating account to the reserve account once 2016 expenses have been paid.

Ted Martin suggested the association consider new vendor proposals for the 2017 landscaping. It would be beneficial to have one vendor responsible for all grounds maintenance, landscaping and snow removal. Dynamic Hardscapes in Landscaping and M&L Landscaping both provided quotes for more inclusive services. The current landscape company, Liqui Green, provided a quote as well, but does not include snow removal.

Tom Gray noted that the Association is currently spending more than budgeted in some areas, primarily grounds maintenance. This includes the pet waste clean up and rock removal services.

Due to the potential change in landscaping companies and the current discrepancies between previously budgeted amounts and the amount actually spent, the 2017 budget will be re-evaluated and updated as needed by the Board of Directors after a decision regarding landscaping can be reached and the December 2016 financials are finalized.

#### **4. Landscape Contract**

Management will contact the three vendors that submitted quotes to verify the full scope of services.

#### **5. Election**

Carrie confirmed that quorum had been achieved with the members present. Blu Gray, Ed Martin and Tom Gray volunteered to serve on the board for another term.

Resolution: To accept the slate as presented that Blu Gray, Tom Gray and Ted Martin will serve as the Board of Directors.

Motioned: Ted Martin  
Seconded: Tom Gray

The motion carried unanimously.

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

#### **6. Miscellaneous Business**

A. Blu Gray will serve as President, Ted Martin will serve as Vice-president and Tom Gray will serve as Secretary/Treasurer for the 2017 year.

##### **B. Pet Cleanup**

Pet cleanup continues to be a considerable expense and issue to manage for the association. Management to solicit proposals from current cleanup service provider and potential landscape vendors to re-evaluate areas of reducing expense.

Management will create and distribute a mailout with reminders about picking up after pets.

##### **C. Painting the Trim**

The paint on the trim and some doors is beginning to chip and peel. Management will obtain bids for the painting.

##### **D. Rock**

Ted Martin suggested the current small round rock throughout the Association be replaced with crushed granite to reduce ongoing maintenance expenses associated with rock clean-up. The Association will consider replacing rock in two to three areas as an initial test.

##### **E. Next Meeting**

Tom Gray suggested moving the annual meeting for 2017/2018 to January. A January meeting ensures previous years' financial reports include all expenses for that period.

Motioned: Ted Martin

Seconded: Tom Gray

Resolution: The next Water's Edge Homeowners Association Annual Meeting will be scheduled for January 2018.

**7. Adjournment**

There being no further business, the Annual Meeting for 2016 was adjourned at 11:19 a.m.

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Signature

\_\_\_\_\_  
Date