

Woodridge Subdivision Homeowner's Association, Inc.

Annual Meeting Minutes

726 Woodridge Court, Grand Junction, CO 81505

July 12, 2016

Board Members Present

Roxie Denning

Rick Rodd

Tom Kaper

Stephen Carter

Paul Denning

Bray Property Management

Jami McLennan

Carrie Grubbs

1. Call to Order

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

2. Introductions

Jami McLennan introduced herself as the HOA Manager and Carrie Grubbs, her assistant. Jami informed members to contact her with any questions or concerns or to speak with her assistant in her absence. She encouraged email communication. The Board of Directors then introduced themselves to the members.

3. Approval of 2015 Annual Meeting Minutes

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

Roxie Denning read the minutes aloud for the members.

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

Motioned: Paul Denning

Seconded: John Gratkowski

The motion carried unanimously.

4. 2017 Budget and Financials

Jami presented the 2017 Budget for discussion, noting that the proposed budget was prepared with a \$5.00 per quarter increase in dues. The Board stated the increase was based on a per-month amount, not quarterly. Jami confirmed the proposed 2017 budget, if approved, would

be corrected to reflect the \$15.00 per quarter dues increase and the increase from \$195 to \$210 per quarter will be effective January 1, 2017.

Jami reminded the members that the budget and financials are posted to the website and the financials are updated on a monthly basis after the 15th of the month. The meeting was then opened to member questions.

Member asked why the increase would go into effect in January. Jami explained the Association is on a calendar-year budget, therefore, the increase would be effective January 2017.

Member inquired about the CDs. Jami confirmed the Association has two CDs in the amount of \$5,000 and \$7,500 and that they are reflected on the Balance Sheet.

5. New Business

- A. Roxie presented to the members an overview of the community services the HOA dues cover. The dues include Bray management services, common area snow removal, lawn care, irrigation and sprinklers (with the exception of repairs due to neglect), annual backflow testing (Jami schedules this service on behalf of the Association), tree maintenance and spraying, electrical for irrigation and irrigation water shares.

If you would like snow removed from your driveway, you are welcome to contact Casey's at (970) 263-7346. Please note the cost of this service (for personal driveways) would be homeowner responsibility.

- B. Jami reminded members that the landscaping services are based on a contract. If your lawn requires extra attention, she asked members to let her know, reiterating that they should refrain from discussing with onsite workers. Members were asked to contact Jami if he or she has a dead shrub or plant that needs to be replaced.

With regard to trees, a member confirmed the landscaping contract includes tree trimming twice a year (season). Jami informed owners that if they want to trim a tree or shrub outside of this schedule, they are welcome to do it themselves or await the scheduled maintenance. Roxie informed members that there were copies of the contract on the table for members who would like to review.

Member inquired about the weeds and grass issues in the neighborhood. Jami explained the vendor is new to the community and there is a honeymoon period as they fine-tune their service to meet the Association needs. They continue to address these issues with the landscaper as they are reported to management.

Member reported that he has a sprinkler that needs repaired and doesn't think his lawn has been fertilized or treated for weeds. The weeds in his yard are now spreading to the rocks and other areas of the yard. Roxie confirmed she has discussed the weeds with Andy (landscaper) and he has pulled weeds. This service is appreciated but Roxie feels weeds in the rock areas should be sprayed, as pulling is not effective. Jami stated she would discuss these matters with Andy.

Additionally, Roxie confirmed weed and feed was included in the contract (twice per season) and wasn't sure if this service has been performed. Jami stated she would follow up with Andy.

Member stated that there are trees that were originally planted in the neighborhood that were not appropriate for certain areas. These trees have grown to the point that the landscapers cannot trim due to their size. A service like T4 will need to be hired to trim oversized trees.

- C. Jami reminded members to please pick up after their pets. This continues to be an issue in the community and encourages responsible owners.
- D. Jami informed members the Bray website has recently changed. Although still under construction, you may access your Association webpage at www.brayhoa.com. Click on HOA Communities and choose your Association from the list. Your Association-related documents, including your CC&Rs, policies and procedures, financials, minutes and announcements may all be found on your community page.
- E. Members were reminded that overnight street parking was prohibited, with the exception of allowance made for a 24 to 48-hour period for guests. If you anticipate your guest will be parking in the street overnight, please notify Bray HOA at (970) 242-8450 and Jami will advise the Board.
- F. Tom Kaper presented the Architectural Control Committee Report. Tom reviewed the previous year's neighborhood improvements and commended members for their submissions and changes. The new construction plans have been approved, as well. Tom suggested the Committee plan a walk-through of the neighborhood in the next month or two.
- G. Roxie reviewed the G ½ Road sidewalk landscaping improvements. The Board is working with Andy to clean up and renovate the sidewalk and entryway. Roxie stated they will be removing plants, such as sage, and replace them with more appropriate plantings for this area. Their overall goal is to make the area pleasant and attractive. Andy will submit to the Board his bid for planned renovation.
- H. Roxie discussed the dying grass in the area by Bookcliff Gardens. Andy stated the pump for this area is going out and will need to be replaced.

6. Approval of the 2017 Budget

Paul Denning discussed the proposed budget increase of \$5.00 per month, effective January 1, 2017. Paul explained that there has been no increase since 2007, but expenses for the Association have increased. Cost of services, trees growing into the lines causing breaks and sprinklers requiring ongoing repairs are a few of the items contributing to the proposed increase.

Resolution: No other discussion being forthcoming, to approve the 2017 Budget as presented.

Motioned: Paul Denning

Seconded: John Gratkowski

The motion carried unanimously.

7. Election

A. Nominations

Jami stated that Tom Kaper's term has expired. Tom stated that he would not be volunteering for reelection. Roxie nominated Janet Hokanson as a new member. There were no other nominations from the floor and nominations were closed.

Resolution: To accept the slate as presented that Janet Hokanson will serve a three-year term as a new member of the Board of Directors.

Motioned: Cyndi Edmonds

Seconded: Roxie Denning

The motion carried unanimously.

The members thanked Tom for his years of service.

8. Close of the Election

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

9. Adjournment

There being no further business, the Annual Meeting for 2016 was adjourned at 6:13pm.

Signature

Date