

# Sundance Village Condominium Association

Bray Education Center  
640 Belford Avenue, Grand Junction, CO 81501  
Annual Election Minutes  
October 5, 2011

Meeting was called to order by Joe A. Mazza, Property Manager at 5:30 p.m.

## **Introductions:**

Management introduced Tawni Kelley, Board Member, to the homeowners present.

## **2011 Budget:**

Management went over the budgets for the garages and the condominiums for the homeowners present. There were no questions from the homeowners. Since there was not a majority of homeowners to disapprove the budget, the budgets were approved as presented for both the garages and the condominiums. The budget will remain the same for 2011-2012; \$141.00 per month for the condominiums and \$10.00 per month for the garages.

## **Landscaping Bid:**

Landscape bids were tabled as there was not a majority of the Board to make a decision at this time concerning the hiring of a landscape company for 2012. The bids will be emailed to the Board and the Board can make a decision later.

## **Election:**

### Quorum:

Management announced that quorum was achieved. Seven homeowners or 20% were necessary in order to achieve quorum. Seven owners were present either by proxy or in person.

### Proxy:

Proxies were handed out to the owners present at the meeting.

### Nominations from the floor:

Management asked if there were any homeowners interested in serving on the Board of Directors. Jane Berger, homeowner, indicated she would be interested in serving on the Board.

Motion: Tawni Kelley

Second: Steve Berger

Resolution: To nominate Jane Berger to run for the Board of Directors.

Volunteer for Inspector of the Election:

Tawni Kelley, whom is not up for election at this time, was appointed Inspector of the Election.

Voting:

Voting took place with the proxies handed out. Homeowners were asked if they would write in Jane Berger's name if they were voting for her to serve on the Board.

Count Ballots:

Management counted the collected proxies that had been distributed to the homeowners present. Management reviewed the proxies that have been received, which there were 7, with Tawni Kelley. Tawni Kelley confirmed that there were no write-ins to run for the Board of Directors other than Jane Berger. Therefore Berger was elected to the Board of Directors for a 3-year term.

Close of Election:

Management asked if there was any additional information concerning the election that needed to come before the membership. There was no further information to come before this annual meeting for the election, and the election was closed.

**Miscellaneous Business:**

Reorganization of the Board of Directors:

It was decided that Chris Endresen will remain President; Jane Berger, Vice-President; Tawni Kelley, Secretary/Treasurer.

Draft Reserve Policy & Procedures

Management stated that he will mail to the Board of Directors the Draft Reserve Policy & Procedures to review and should the Board have any questions to contact Management. This will be placed on a future agenda for the Board to consider for adoption.

Questions from the Floor

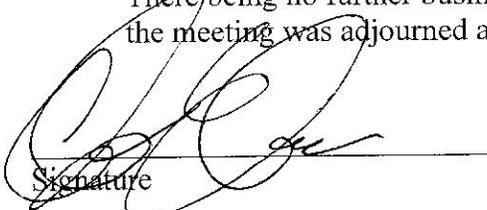
Prior to the meeting, there was a question from a homeowner in regards to who handles the Intent to Lien, the Liens and the Foreclosures. The homeowner was provided information by management. There were no further questions from the members present.

**Next Meeting:**

Management announced that the next annual meeting and will be held in October of 2012.

**Adjournment:**

There being no further business to come before the membership at the annual meeting, the meeting was adjourned at 6:12 p.m.

  
Signature

10/03/12  
Date