

PRSV Homeowners Association, Inc
Board of Directors Open Session Meeting

640 Belford Avenue, Grand Junction, CO 81501

November 8, 2012

Board Members in Attendance:

Lauri Blanchard
Michael Black
Jayme Gergely
Melissa Jones

Board Member Absent:

Kim Saad

Bray Property Management in Attendance:

Joe A. Mazza, Property Manager

Call to Order:

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

Introductions:

Management introduced himself and the Board of Directors to the homeowners present.

Financial Update:

Management announced that the finances as of December 31, 2011 had in the cash account \$15,064.70 and in the reserves \$40,693.89. In the September 30, 2012 financials the association had in the cash account \$14,599.30 and in the reserve account there was \$43,431.98. No action was necessary on this matter.

Approval of the Minutes:

Resolution: To approve the following two sets of minutes: the February 21, 2012 Annual Meeting Minutes and the May 29, 2012 Open Session Meeting Minutes.

Motion: M. Jones

Second: J. Gergely

Motion carried unanimously.

2013 Landscape Contract

The Board was given a copy of the 2013 landscape contract for Liqui Green.

Resolution: To approve the bid for landscape for the 2013 landscape service.

Motion: L. Blanchard

Second: M. Black

Motion carried unanimously.

2013 Budget

Management asked if there were any questions concerning the 2013 budget. There were no questions.

Resolution: To approve the 2013 budget as presented.

Motion: L. Blanchard

Second: M. Black

Motion carried unanimously.

Election:

Management announced that quorum had been achieved to conduct the election portion of the meeting. 20% or six homeowners were necessary in order to conduct the election, there were nine homeowners present either in person or by proxy.

Nominations from the floor:

Management asked if there were any nominations from the floor. There were no nominations and therefore nominations were closed.

Motion: M. Black

Second: T. Blanchard

Motion carried unanimously.

Speeches:

There were no speeches given.

Inspector of the Election:

Rhonda Hummel was appointed Inspector of the Election and checked the proxies that had been received by Management. Ms. Hummel confirmed that there were no write-ins on the proxies.

Elect the Slate:

Management announced that since there were no write-ins and that three people were running for the three positions on the Board of Directors, that a motion be made to elect the slate as presented. The three people running for re-election are: Lauri Blanchard, Michael Black, and Jayme Gergely. Melissa Jones and Kim Saad have declined to run for re-election.

Resolution: To elect Lauri Blanchard, Michael Black and Jayme Gergely for a one-year term.

Motion: T. Blanchard

Second: M. Black

Motion carried unanimously.

Close of the Election:

Management asked if there were any other information to come before the election. There was none; therefore the election was closed.

Miscellaneous Business:

Organizational Meeting:

The Board will consist of Lauri Blanchard, President; Michael Black, Vice-President; and Jayme Gergely, Secretary/Treasurer.

Motion: M. Black

Second: T. Blanchard

Motion carried unanimously.

ACCO Committee Appointment:

The following are to be appointed to the Architectural Committee: Rhonda Hummel, Jayme Gergely, Ralph Hamblin, Anita Rickenbach, Kim Saad, and Rachel Sparrow.

Motion: J. Gergely

Second: L. Blanchard

Motion carried unanimously.

Draft Reserve Study Policy:

Management handed out to the Board Members a Draft Reserve Study Policy that had been drawn up by The Law Firm of Hoskin, Farina & Kampf. Management stated that the only change to the proposed policy was adding a five year time limit for reviewing the reserves for proper funding. A time frame needed to be chosen.

It was decided amongst the Board that they would inform Management by November 30, 2012 on whether they would approve the Draft Reserve Study Policy.

Questions from the floor:

There was a brief discussion on Architectural submissions, as well as, ATV's within the association.

Next Meeting:

The next Annual Meeting will be held in November 2013.

Adjournment

There being no further business to come before the Board of Directors and Management, the meeting was adjourned at 6:08 p.m.



SIGNATURE

11/14/13
DATE