

*3001 Condominium Association
Annual Meeting Minutes
September 22, 2014*

Board Members Present

Doug Beyer
Virginia Wyatt
Janet Loring
Ella Stephens

Bray Property Management

Jami McLennan

1. Call to Order

The Annual Meeting was called to order at 3:00 pm by Jami McLennan.

2. Introductions

Jami McLennan introduced herself as the HOA Manager. It was decided that everyone present would be introduced due to new members. Jami introduced Karen Hunt and then introduced Dan and Janet Price to the members present. It was then stated who was present for the Annual Meeting:

Bob and Vivian Beverley
Doug and Maureen Beyer
Alex Coren
Janet Loring
Ella Stephens and
Virginia Wyatt

3. Approval of the 2015 Budget

Jami stated that the dues increased slightly due to the sewer and the trash company raising their rates.

Janet Loring inquired about patios. Jami informed her that patios were a homeowner responsibility and not the HOA.

It was asked to clarify why landscape was a 12 month contract instead of a 7 month. Jami stated that it was a 12 month contract so the payments would be spread out over 12 months instead of a 7 month which would increase the payments significantly.

Resolution: To approve the 2015 Budget as presented.

Motioned: Loring

Seconded: Price

The motion carried unanimously.

4. By-Laws

A motion was made by Alex Coren, to change the By-laws in regards to the number of Board Members required, and seconded by Virginia Wyatt. Management announced that quorum had been achieved; therefore the motion to change the number of Board Members from six (6) to three (3) stands.

Sixty-seven percent (67%) of the membership is needed to change the By-laws and that was achieved. The By-laws were then legally changed from six (6) Board Members to three (3) acting Board Members.

Sixty-seven percent (67%) of the membership was needed to change the first right of refusal that has been incorporated by the HOA. Maureen Beyer made the motion to abolish the first right of refusal and Alex Coren seconded the motion.

5. Election

A Nominations

Only three (3) members were needed for the Board of Directors. Doug Beyer and Dan Price were nominated and Janet Loring stated that she would run for another year. There were no further nominations from the floor and nominations were closed.

B Close of the Election

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

6. New Business

A Organizational Meeting

Doug Beyer will remain President for the Board of Directors, while Janet Loring will serve as Secretary and Dan Price will serve as the Treasurer for the 2015 year.

B Snow Removal Contracts

It was asked about prices for snow removal; Management will be getting bids for the 2014-2015 seasons.

C Closing of the Pool

Management stated that the pool will close on Monday, September 29, 2014.

7. Questions from the Floor

Ms. Hunt asked about a problem she is having in regards to her bathtub in her unit. Management informed her that it was a homeowner responsibility and not the HOA.

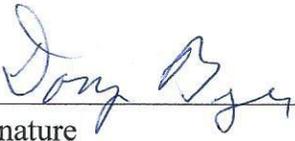
It was brought to Managements attention that there were a couple broken sprinklers. Management will have Bookcliff Gardens repair them.

8. Next Meeting

The next annual meeting will be held tentatively in September 2015.

9. Adjournment

There being no further business, the Annual Meeting for 2014 was adjourned a 3:36 pm.



Signature



Date