

Sundance Village Condominium Association

Bray Education Center
640 Belford Avenue, Grand Junction, CO 81501
Annual Election Minutes
December 10, 2014

Board Members in Attendance

Julie Solbach
Tawnie Kelley

Bray Property Management

Jami McLennan
Teresa Bell

Call to Order

The meeting was called to order by Jami McLennan at 5:33 p.m.

Introductions

Jami McLennan introduced herself as the HOA Manager and Teresa Bell as her assistant. Management also introduced Julie Solbach as the president of Sundance Village Condominium Association.

Approval of the Minutes

Britta Essman questioned if the water in the crawl spaces had been addressed in the October 2, 2013 minutes. Management read the part of the minutes that had addressed the water in the crawl spaces. Karen Foster requested that the minutes be read to the members in attendance. Julie Solbach read the minutes to the members.

Resolution: To approve the October 2, 2013 Annual Meeting Minutes as presented.

Motion: Kent Thompson
Second: Cary Perino

Motion carried unanimously.

Financial Update

Management stated to the membership that the financials were on the agenda. Management asked if there were any questions. There were none; therefore Management moved on to the next item.

2015 Budget

Management had stated that the dues would have to increase in order to pay for the monthly bills. Management had also stated that management fees have not been paid in seven months and that LiquiGreen had not been paid in three months.

Britta Essman had questions in regards to the flooding of the crawl spaces at building 2464, the common electric, the common water and other items on the budget. Britta Essman wanted to know why the water bill doubled in the summer months. Other members pointed out that people were washing cars, boats, and water their patio gardens and that could cause an increase in water usage. Kent Thompson had requested that Management look into why the Ute water bill was so high.

Richard Severin had questioned if Servpro had certified that the mold issue is resolved. Julie Solbach had stated that we have received certificates from Servpro.

Management had stated that the gutter extensions, which had been put in place, are a temporary solution to help deter from any more flooding.

Britta Essman stated that when it comes time for the dirt work to be done, that her husband is in that field of work and Management should obtain a bid from him.

Rachael Lavadie wanted to know why everyone was not emailed when the crawl space flooded. Management has stated that not everyone has given Bray their email addresses and that people were emailed and called.

Management asked if there were any further questions in regards to the budget. There were none. Management stated that the monthly dues would be \$185.00 and \$195.00 if owners have a garage. Management asked for a motion to pass the 2015 budget.

Motion: Julie Solbach

Second: Tawny Kelley

Motion carried unanimously.

Election

Announcement of Quorum

Management announced that quorum was achieved.

Nominations from the floor

Kent Thompson had previously volunteered to run for the Board of Directors. Upon Management's request for any other members who would like to run for the Board of Directors, Britta Essman volunteered.

Since there were two positions open on the Board of Directors and two members volunteered, Management asked for a motion to elect the slate as presented.

Motion: Julie Solbach

Second: Tawny Kelley

Motion carried unanimously.

Close of Election

Management asked if there was any further business to come before the election. There was no further information to come before the election, and the election was closed.

New Business

Reorganization

At this time the Board of Directors decided who would hold what position. Board President will be Julie Solbach, who will serve her remaining 2 year term; Vice-President, Kent Thompson, who will serve a 3 year term; and Secretary / Treasurer, Britta Essman, who will serve a one year term.

Landscaping

Britta Essman had asked if LiquiGreen could mow less often. She had requested every 10 days. Management will discuss with the landscaper.

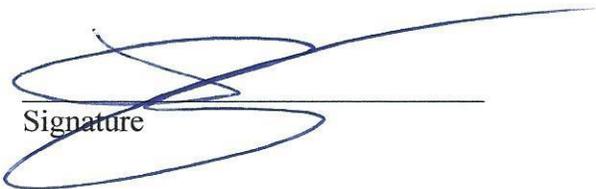
Questions from the Floor

Cary Perino had a question in regards to the pet policy. Julie Solbach and Management informed her that only owners may have pets. Renters cannot per the CC&Rs. Management has asked the membership that when there are renters that have pets on the premises to contact Management.

Kent Thompson had a question in regards to parking spaces. Management informed him that there are no assigned spaces. Kent Thompson had stated that there is a pickup truck that has not moved in quite a while. Management will investigate and take the proper channels to have the truck removed.

Adjournment

There being no further business to come before the membership at the annual meeting, the meeting was adjourned at 6:39 p.m.


Signature

12/10/15
Date