

# ***PRSV Homeowners Association***

## **Annual Meeting Minutes**

Bray Education Center, 640 Belford Avenue, Grand Junction, CO  
November 12, 2015

### **Board Members Present**

Dr. John Storheim  
Melissa Jones  
Jayme Gergely

### **Bray Property Management**

Jami McLennan  
Carrie Grubbs

#### **1. Call to Order**

The meeting was called to order at 5:31 p.m. by Jami McLennan.

#### **2. Introductions**

Jami McLennan introduced Carrie Grubbs as her new assistant.

#### **3. Approval of 2014 Annual Meeting Minutes**

Jami presented the 2014 Annual Meeting minutes for approval.

Resolution: No other discussion being forthcoming, to approve the November 13, 2014 minutes.

Motioned: Ralph Hamblin  
Seconded: Jayme Gergely

The motion was carried unanimously.

#### **4. Approval of the 2016 Budget**

Jami presented the 2016 Budget for approval. Jami stated that the increase in water shares accounts for the increase in operating expense. Jami also stated the reserve account will continue to build for a potential future roadway project. There is no increase in dues for 2016.

Resolution: To approve the 2016 Budget as presented.

Motioned: Melissa Jones  
Seconded: Jayme Gergely

The motion carried unanimously.

## **5. Election**

### **A. Ballot or Proxy**

Jami confirmed that quorum had been achieved with the members present and proxies received.

### **B. Nominations**

Jami stated that three members were needed for the Board of Directors. John Storheim, Melissa Jones and Jayme Gergely were nominated as incumbents. There were no other nominations from the floor and nominations were closed.

Resolution: To accept the slate as presented that John Storheim, Melissa Jones and Jayme Gergely will serve another term as the Board of Directors.

Motioned: Ralph Hamblin

Seconded: Jayme Gergely

The motion carried unanimously.

## **6. Close of the Election**

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

## **7. New Business**

A. John Storheim will serve as President, Melissa Jones will serve as Vice-president and Jayme Gergely will serve as Secretary/Treasurer for the 2016 year.

B. Ralph stated there is a pothole on the side of the roadway on the first curve that should be repaired. Jami stated she would contact Rainbow Valley Asphalt to schedule.

C. Jayme stated the trees should be mitigated in early spring next year to minimize the caterpillar infestation. Dormant tree oil was recommended to her by the extension office. The mitigation should be scheduled for a time before the trees begin to bud and temperatures must remain above freezing for 48 hours. Jami stated she would coordinate the service with T4 Tree Services.

D. Ralph stated the trees should be cut back away from the roadway. Jami stated she would coordinate this with the landscaper next spring.

E. Ralph suggested a reminder be sent to residents to drive with care and within the posted speed limit of 20 mph as he has observed drivers exceeding the limit.

F. Ralph stated a member of the Audubon will install boxes for owls for anyone who may be interested. Ralph will forward the contact information to Jami and she will share the information with the homeowners.

G. John suggested solar-powered lights be installed in the mailbox area. Others agreed that the added lights would be helpful. John will purchase and install the lights and provide receipt to Bray for reimbursement or advise Jami to hire a contractor to install lights, if necessary.

**8. Adjournment**

There being no further business, the Annual Meeting for 2015 was adjourned at 5:57pm.

  
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Signature

11/2/16  
Date