

Brookwillow Village Condominium Association

January 13, 2015 @ 5:30 p.m.

2472 Orion Way, Grand Junction, CO 81505

Clubhouse

Board Members in Attendance

No Board Members Present

Bray Property Management in Attendance

Jami McLennan

Teresa Bell

I. Call to Order

The meeting was called to order at 5:30 p.m. by management.

II. Introductions

Management introduced herself and her assistant, Teresa Bell.

III. Treasurers Report

Management provided information to the membership present that as of December 31, 2013 the reserves had \$4,638.52 and in October 31, 2014 there was \$3,480.00.

IV. June 20, 2013 Annual Meeting Minutes

Management asked the member present, Ruth Flynn, if she would like the minutes read. Ms. Flynn denied. Management asked Ms. Flynn if she approved the June 20, 2013 Annual Meeting Minutes; she approved.

V. Annual Election

i. Quorum

Quorum had not been achieved. At this time the Condominium Association is still under Declarant control, the Board of Directors is selected by Declarant and will serve at the sole discretion of Declarant. At this time Darin Carei with Senegy will continue to serve as President and Ed Mueck was appointed as Member at Large for a term of one year.

VI. New Business

i. Landscape Contract

Management discussed the landscape contract for 2015. Management went over some of the items that have been done and taken place with the landscape company, High Performance Lawn Care.

ii. Irrigation System

Management informed the member present about the sprinkler problems and having to replace them in 2014. High Performance Lawn Care has started to replace the sprinkler heads that were the wrong size for the system in Brookwillow Village.

iii. Covenant Enforcement

a. Parking

Management stated that all residents have two parking spaces each. Management also stated that vehicles have to be registered and in operable condition.

b. Cleanup after Dogs

Management informed the members that in fact there have not been as many complaints in regards to dog feces and that Oopsie Poopsy only cleans up the common areas, like the dog park area. Management stated that if dog feces get out of control again, it will cost the association more money to have Oopsie Poopsy come out extra days.

iv. Vandalism

Management informed the membership that in the past there has been a lot of vandalism within the association. Unsupervised children are the biggest cause of vandalism. The main entrance sign had to be replaced due to children climbing on the sign. Children took large rocks and broke irrigation pipes behind the clubhouse. The basketball backboard had rocks thrown at it until it broke. These three items are very costly to the association. Some solutions were to install security cameras around the outside of the clubhouse and a few inside the clubhouse.

VII. Budget Approval

Management informed the member present that the budget for 2015-2016 had an increase from \$115.00 per month to \$125.00 per month. There were no objections; therefore the budget was approved.

VIII. Next Meeting

The next meeting will be the Annual Meeting to be held sometime in 2016.

IX. Adjournment

There was no further business to come before the Membership; the meeting was adjourned at 5:37 p.m.

Approved at meeting by
SIGNATURE The members
2016

1-26-2016
DATE