

# *Village of Fountain Greens Condominium Association*

## ANNUAL MEETING MINUTES

February 4, 2015

Bray Education Center, 640 Belford Avenue, Grand Junction, CO 81501

### **Board Members in Attendance**

Ellen Cobb  
Julia Kleven  
Carol Bishop

### **Bray Property Management in Attendance**

Jami McLennan

### **Call to Order**

The meeting was called to order at 5:32 p.m. by Jami McLennan.

### **Introductions**

Management introduced the Board of Directors and herself to the members that were present.

### **January 29, 2014 Annual Meeting Minutes**

Management informed the members present that the 2014 draft minutes were on the website and had time to review those, but asked if anyone would like the minutes read aloud. Cathy Arentz said no, she believed they were just fine.

Resolution: To approve the January 29, 2014 Annual Meeting Minutes.

Motion: Cathy Arentz

Second: Roseanna Ownes

Minutes were approved by all members.

### **2015 – 2016 Budget**

Management announced that there was not going to be an increase in the budget for 2015-2016. Management did state that there would not be painting of the buildings this year and the money that is typically set aside for that would be allocated for other projects and repairs that need to be done at the association.

Resolution: To approve the 2015 – 2016 Budget as presented.

Motion: Roseanna Ownes

Second: Cathy Arentz

Budget was approved by all members with no increases.

## **Election**

### **Announcement of Quorum**

Management announced that quorum was achieved and sending the self addressed – stamped envelopes was very successful for Village of Fountain Greens. Management received more proxies back than ever before.

### **Annual Election**

At this time Carol Bishop and Ellen Cobb were up for re-election. Cathy Arentz had volunteered to run for the Board of Directors. Only two (2) places were needed to be filled on the Board of Directors.

### **Speech**

Cathy Arentz gave a speech in regards to why she would like to be on the Board of Directors. She had stated, among other things, that she felt she had a lot to bring to the Board.

### **Ballots**

Management passed out ballots at this time.

### **Inspector of the Election**

Roseanna Ownes had collected the ballots and tallied them. It was decided that Carol Bishop had the most votes, seconded by Ellen Cobb and Cathy Arentz had the least amount of votes. The two members that were voted to the Board of Directors were Carol Bishop and Ellen Cobb. Julia Kleven had a remaining one year term to serve on the Board of Directors.

### **Close of Election**

Management asked if there was any further business to come before the membership for the election. There was no further business; therefore the election was closed.

### **Miscellaneous Business**

#### **Organizational Meeting**

The Board of Directors will be Ellen Cobb, Carol Bishop, and Julia Kleven; the Board will hold the same positions. The Board of Directors will be as follows:

Ellen Cobb; President; three year term

Carol Bishop; Vice-President; two year term

Julia Kleven; Secretary/Treasurer; one year term

#### **New Business**

Management stated that she is obtaining bids to bring in rock to spruce up the association.

It was asked if the buildings could be power washed this year; which it actually means to swift the buildings. Management will talk to Bray Maintenance to have that scheduled.

It was brought to Management's attention that the garage lights by the parking lot area are staying on. Management will look into this issue. If an electrician is needed, Management will arrange for that to happen. Management will notify Ellen Cobb when the problem is resolved and proceed with getting light bulbs replaced by the garages.

There was discussion in regards to ice build up on cold units. Management did inform members that it is indeed Colorado, it does get cold and ice does build up, but owners were welcome to add heat tape to their gutters if they so chose to do so.

A member brought up that her drip system did not work very well this past year and she would like the landscapers to take a closer look at the watering system. She also mentioned that she had aphids in the bushes and would like the landscapers to do something more about them this year.

Management informed the members that she will meet with the landscapers to do a walkthrough of Village of Fountain Greens to discuss pulling the dead plants or bushes and replacing with new; not shaving the bushes down so much in front of "B" building; and getting rid of the aphids that are in the bushes.

It was brought to Management's attention that some of the gutters have been crushed. Management will do an onsite walkthrough to see how many gutters need to be replaced and work to get those resolved.

**Questions from the Floor**

Management asked if there were any questions from the floor. There were no questions from the floor.

**Adjournment**

There will be no further business to come before the Board of Directors at the Annual Meeting; the meeting was adjourned at 6:15 p.m.

Ellen B. Cobb  
SIGNATURE

2/10/16  
DATE