

# ***Village at Fountain Greens Condominium Association***

## **Annual Meeting Minutes**

Bray Education Center, 640 Belford, Grand Junction, CO

February 10, 2016

### **Board Members Present**

Ellen Cobb

Julia Kleven

### **Bray Property Management**

Jami McLennan

Carrie Grubbs

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

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

#### **2. Introductions**

Jami McLennan introduced Carrie Grubbs as her new assistant.

#### **3. Approval of 2015 Annual Meeting Minutes**

Jami presented the 2015 Annual Meeting minutes for approval. Jami stated the minutes had been posted online the previous year at [www.BrayandCo.com](http://www.BrayandCo.com).

Resolution: No other discussion being forthcoming, to approve the 2015 Annual Meeting minutes.

Motioned: Ellen Cobb

Seconded: Julia Kleven

The motion carried unanimously.

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

Jami presented the 2016 Budget for approval. Jami stated that there would be an increase in 2016 dues to allow for continued maintenance of the exterior of the buildings, as well as continuing to build the reserve account for other maintenance issues, such as roofs, as the buildings are aging. If approved, the dues increase to \$166.00, will be effective April 1, 2016.

Resolution: To approve the 2016 Budget as presented.

Motioned: Ellen Cobb

Seconded: Julia Kleven

The motion carried unanimously.

#### **5. Election**

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

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

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**B. Nominations**

Jami stated that one member was needed for the Board of Directors. Julia Kleven was nominated as an incumbent. There were no other nominations from the floor and nominations were closed.

Resolution: To accept the slate as presented that Julia Kleven will serve another term on the Board of Directors.

Motioned: Ellen Cobb  
Seconded: Julia Kleven

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. Jami stated the Association will be painting the B and C buildings this year (2016). The A building will be up for painting in 2017, then the D building in 2018, etc.
- B. Jami reminded members of homeowner responsibilities. She explained that there has been an increase in requests from homeowners for the HOA to handle neighbor-to-neighbor disputes, concerns with pets, and noise issues, for example. She explained to members that the HOA does not have authority to intervene in these types of issues.
- C. Jami reminded members that the Covenants, Conditions and Restrictions documents, as well as the budget and monthly financials, can be found on the community webpage at [www.BrayandCo.com](http://www.BrayandCo.com).
- D. Jami informed members that parking continues to be an issue. Homeowners and residents are able to park in garages or open spaces. There is no "assigned" parking at Village at Fountain Greens.
- E. Jami reminded members that dogs must be on a leash at all times, per the City of Grand Junction.

**8. Adjournment**

There being no further business, the Annual Meeting for 2016 was adjourned at 5:44 p.m.

Ellen B. Cobb  
Signature

2/21/17  
Date