

Swan Meadows Homeowner Association

Annual Meeting Minutes

Bray Education Center, 640 Belford Ave, Grand Junction, CO 81501
July 29, 2015

Board Members in Attendance:

Tena Dangler
Lacey Ledet

Board Members Absent:

Clint Cholas

Bray Property Management in Attendance:

Jami McLennan
Teresa Bell

Call to Order

Jami McLennan called the annual meeting to order at 5:32 p.m.

Introductions

Jami McLennan introduced herself and her assistant, Teresa Bell to the members present. She also informed the membership that if she cannot be reached to ask for Teresa. Jami McLennan then introduced the Board Members that were in attendance to the membership.

Approval of 2016 Budget

Management presented the budget to the membership. The budget will remain the same for 2016 and the dues will remain the same amount at \$175.00 annually.

Announcement of Quorum

Management announced that quorum had not been achieved for the annual election.

Annual Election

Without quorum, Management asked for a motion to elect the slate as presented.

Resolution: To elect the slate as presented.

Motion: TJ Forsman

Second: Jared Berens

The motion carried unanimously.

Close of the Election

There was no additional information to come before the election; the election was closed.

Organizational Meeting

The Board of Directors will remain the same for a one year term; Tena Dangler; President, Clint Cholas; Vice President and Lacey Ledet; Secretary/Treasurer.

Miscellaneous Business

Landscaping / Weeds

Management stated that it took a little time to get the weeds under control, but things are looking good at Swan Meadows.

Tena Dangler asked about landscaping the 30 Road entrance to Swan Meadows. Management stated that the Board Members will have to decide what kind of landscape the association will want in the common areas, and then bids will be requested.

It was brought to the attention of Management that some homes do not have their landscaping complete. Management stated that letters will be sent to homeowners requesting that an Architectural Request Form be completed and landscaping begins.

Parking

Street parking is a big issue at Swan Meadows. Management informed the membership that there is nothing in the Covenants that states that there is no street parking.

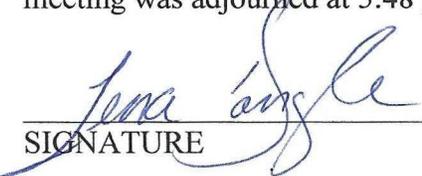
Tena Dangler stated that she has been calling the non-emergency police number to help with the RV and boat parking on the streets.

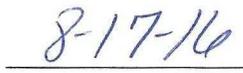
Questions from the floor

A homeowner asked about who is responsible for the weeds that grow between the concrete and the road. Management stated that it was the homeowner's responsibility to maintain that area.

Adjournment

There being no further business to come before the membership at the Annual meeting, the meeting was adjourned at 5:48 pm.


SIGNATURE


DATE