

*3001 Condominium Association*

*Annual Meeting Minutes*

*September 24, 2013*

**Board Members Present**

Gerald Geske  
Virginia Wyatt  
Janet Loring  
Ella Stephens

**Bray Property Management**

Jami McLennan

**1. Call to Order**

The Annual Meeting was called to order at 3:07 pm by Jami McLennan.

**2. Approval of the 2014 Budget**

**Resolution:** To approve the 2014 Budget as presented.

Motioned: Beverly

Seconded: Wyatt

The motion carried unanimously

**3. Election**

**A Quorum**

Management announced that quorum had been achieved.

**B Voting**

Ballots were passed out to the members present.

**C Inspector of the Election**

Maureen Beyers was asked to be the Inspector of the Election. Mrs. Beyers counted the proxies and the ballots. It was announced that Douglas Beyers, Janet Loring, Virginia Wyatt, Ella Stephens, Betty Schumann and Gerald Geske would serve as the 2014 Board of Directors.

**D Close of the Election**

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

#### 4. New Business

##### A Organizational Meeting

Doug Beyer was nominated and accepted the Presidency for the Board of Directors, while Janet Loring will serve as Vice-President and Virginia Wyatt will serve as Secretary/Treasurer.

##### B Bushes

There has been an issue in regards to some bushes that have been declared dead on the property. At this time Management will have all of the dead bushes removed and will obtain bids for replacement bushes. The bushes will be replaced in the spring of 2014; the Board of Directors has approved this issue and gave Management the go ahead to proceed.

##### C Pet Policy

There was a proposal made by Mr. Beverly and seconded by Ms. Loring, that Section 11.4 of the Fourth Amendment to Amended Condominium Declaration – 3001 Condominium entitled Household Pets shall be changed to read:

“Section 11.4: Household Pets: Dog, cat or other household pet only may be kept in units, on the patio area of a unit or on a leash; provided, that they are not kept, bred or maintained for any commercial purpose; and, further provided, that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the project upon written notice for the Board of Directors. Limit one pet per unit. Due to insurance reasons the following dogs are prohibited within the Association: Pit Bull, Staffordshire Terrier, Rottweiler, Chow, Wolf, Akita or any dogs which are mixed with these breeds.”

Resolution: To change the 4<sup>th</sup> Amendment of the Declaration to allow household pets under these stipulations.

Motion: Beverley

Second: Loring

The motion carried unanimously.

##### D Declarations and Policies

Management had mentioned that the Declarations would need to be updated within the next year or two as they are outdated, but the Association has put in place Policy and Procedures. At this time the Association will need to put in place a Pet Policy and Procedure that entails cleaning up after pets.

##### E Roofs

At this time Management handed out information sheets and discussed the roofs. Roofs have been an issue since long before Bray Property Management took over management in January 2013. Management passed out the Second Amendment to Amended Condominium Declaration that was recorded December 20, 1985 at Book 1565, page 367. Section 11.5:

“Each individual Owner of a Unit shall be responsible for the maintenance of interior walls, exterior walls adjacent to his Unit, ceilings, roofs and floors adjacent to his Unit, foundations, window glass and doors within or serving his unit, pipes, vents, ducts, flues, chutes, conduits, wires and other utility installations serving his Unit and any other part or parts of the Project which serve to enclose or protect the unit as a living space or area. If repair is necessary to some portion of the Project which relates to more than one Unit, including, but not by way of limitation, a water pipe or a common wall (but not merely the interior surface of a common wall), the expense shall be shared by each Owner served by such pipe or wall. All repairs to the outside shall be done in a manner harmonious in color and design with the remainder of the Project.”

Management passed out an Owens Corning Claim in regards to a settlement that will be issued in the form of a material credit to the building material supplier of choice. The credit is applicable only toward the purchase of new Owens Corning shingles. Management also passed out to the members a few proposals that were previously obtained. Photos were passed out to indicate that if an individual does have trouble or problems with their roof; they can in fact proceed to replace their own roof without having to disturb their neighbors or their neighbors having to replace their roof at the time.

It was agreed upon and acknowledged that roofs are in fact each unit owners' responsibility along with the maintenance, replacement or anything else that pertains to roofs.

It was acknowledged also, that with all the rain that Grand Junction has had in the past month, no one has had problems with their roofs leaking or damage to the roofs. Even though some shingles are cracked, the roofs are in excellent condition.

**5. Questions from the Floor**

Mr. Beyers asked about the sidewalk problem and water pooling. It was decided that Management will talk with the landscape company about grating the landscape to pull water away from the sidewalks and figure out how to resolve the water pooling problem.

Management will obtain bids in regards to helping the owners with the planter boxes. It was decided that the planter boxes and sidewalks are unit owner responsibility.

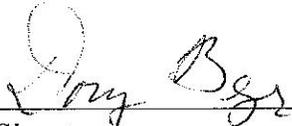
Management insured the members present that they would work with Bookcliff Gardens in regards to putting up and taking down the Christmas lights this winter.

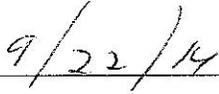
**6. Next Meeting**

The next annual meeting will be held in September 2014.

**7. Adjournment**

There being no further business, the Annual Meeting for 2013 was adjourned a 4:17 pm.

  
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Signature

  
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Date