

Fairmount Village Condominium Association, Inc.

ANNUAL MEETING MINUTES

September 9, 2015

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

Board Members Present

Cary Perino

Board Members Absent

Gabriel Molnar

Bray Property Management in Attendance:

Jami McLennan

Teresa Bell

Call to Order:

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

Introductions:

Management introduced the HOA Department and Cary Perino as the Board Member present.

2016-2017 Budget:

Management informed the membership that a company from Denver had done a reserve study for Fairmount Village. It was stated that pet clean up has been a major expense to the Association. Management asked if there were any questions in regards to the proposed budget. There were none; therefore the 2016-2017 Budget passed. A notice will be sent out to owners informing them of the increase in dues beginning January 1, 2016.

November 25, 2013 Annual Meeting Minutes:

Management stated that the draft minutes were located on the website and asked if anyone would like the minutes read. Membership declined to have the minutes read.

Resolution: To approve the November 25, 2013 Annual Meeting Minutes as presented.

Motion: Richard Crysler

Seconded: Cary Perino

Motion carried unanimously

Announcement of Quorum to Achieve to Conduct the Annual Election:

Management announced that 26 units were necessary to achieve quorum. There were 29 units present either by proxy or in person; therefore quorum has been achieved.

Election:

Gabe Molnar and Cary Perino had both agreed to serve another term. No other members volunteered and there were no nominations from the floor.

Elect the Slate as Presented:

Management requested a motion to elect the slate as presented with Gabe Molnar and Cary Perino to serve on the Board of Directors.

Resolution: To elect the slate as presented.

Motion: Richard Crysler

Seconded: Robert Pinter

Motion carried unanimously

Close of Election:

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

Miscellaneous Business:

A. Organizational Meeting

The following people were elected to serve on the Board of Directors: Gabe Molnar; President and Cary Perino; Secretary/Treasurer. Gabe will serve for three years and Cary will serve for two years.

B. Parking

Management stated that parking is the number one problem at Fairmount Village. The recent work to the parking lot has elevated those problems. Painting numbers and crack sealing was done over the summer (2015) and has helped tremendously. Management reminded owners that trailers, boats and campers are not permitted to park at Fairmount Village.

C. Balconies / Upper Breezeways

Management informed the membership that residents are placing trash outside the doors and it is attracting insects and rodents. Trash must be taken to the dumpsters immediately. Electronics and large furniture items are not to be placed at the dumpsters. The sanitation companies will not take these items and it becomes an expense for the association to have it hauled away.

Management explained that bicycles are not to be stored on the second floor breezeway. They are a fire hazard and a tripping hazard. Bicycles are to be stored on the first floor only and chained to the bicycle racks.

D. Break ins/ Theft

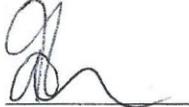
Management reminded the membership to make sure that doors and windows are locked. Some new lights have been added to a couple of the buildings for safety.

Questions from the Floor:

Cary Perino asked if Management knew how many units were vacant. Management informed Cary that the HOA does not keep record of the vacancies.

Adjournment:

There will be no further business to come before the Board of Directors at the Annual Meeting; the meeting was adjourned at 5:40 p.m.



SIGNATURE

11/29/16

DATE