

BROOKWILLOW VILLAGE CONDOMINIUM ASSOCIATION

June 20, 2013

Dear Homeowners:

The Association conducted the Annual Meeting on June 19, 2012 at the Brookwillow Village Clubhouse at 2472 Orion Way, Grand Junction at 5:30 p.m.

The Board of Directors was introduced, Darin Carei, President was not in attendance but gave his proxy to Joan Lowe. In attendance were; Joan Lowe, Vice-President/Secretary, Laurie Hamon, Member at Large, Ed Mueck, Member at Large.

The minutes of the April 5, 2012 Annual Meeting were approved as presented with Joan Lowe committing to getting the address numbers changed on the building that should be 2476 not 2474.

Joan Lowe gave a brief review of the financials. The reserves have increased only slightly over the previous year as the HOA dues have been held at a level that is nearly break-even with income to expense levels.

The budget that was presented for the year 2013 was adopted as presented with no increase in HOA dues for the year. The dues remain at \$115.00 per month.

The term of the existing Member at Large Board members was up this year so nominations were made to either re-elect existing or elect a new member. Laurie Hamon voiced that she no longer wanted to serve as a Member. The Board thanked Laurie for the time she served. Richard Degeus was nominated to serve as a Member at Large. The Board and those present unanimously re-elected Ed Mueck to an additional term to the Board and Richard Degeus was unanimously elected for his first term to the Board as a Member at Large.

Several other items were discussed by all present:

1. It was pointed out that some owners on the second floor that have pets need to take their pets to the ground level to go to the bathroom and not let them go over the side of the building to the patios below, also smokers should not throw their cigarette butts over the side from the second level.
2. Once again parking was on the agenda. The Condo HOA was told that the Single Family and Townhome HOA were asked to not park their vehicles in the assigned spots for the Condo owners. The condo owners each have two assigned spots and they are for the use of the Condo owners only. It was also asked that no one park in the handicap spots unless they are licensed to use a handicap space.
3. The Club House is available for all to use, no children under 12 should be in the clubhouse without an adult present. Access to the Club House is through the front door only, when leaving

make sure all windows and doors are locked. The Club House can be rented for a \$25.00 fee with a \$75.00 refundable cleaning deposit. Teresa Bell at Bray and Co is the contact for rental of the Club House; her number is 970-242-8450. There is information posted on the bulletin board regarding rental of the facility.

4. Items left outside the dumpster cost the HOA an additional \$100.00 per pickup. The HOA is already paying \$355.00 per month for trash pickup and additional pickups are not budgeted. It was asked that owners find other ways to dispose of large items that do not fit in the dumpster and for anyone seeing someone dumping outside the dumpster to please contact the HOA management so they may be sent a bill.
5. It was also discussed that the reserves for the HOA are inadequate to accomplish any major repairs or large maintenance items. If a large item becomes necessary a special assessment would need to be called to all members. The Board and members need to discuss a potential increase in dues for the coming years. It is recognized that the current level of dues covers current expenses only with very little left in reserves.
6. Birds in the covered parking have been a problem and Management is looking for a solution.
7. Joan Lowe also committed to getting the corner at the entrance off of Brookwillow Loop cleaned up and graveled.
8. Items have gone missing from the Club House. All free weights except for the heaviest have disappeared so management is looking into a weight machine that can be bolted to the floor and adjusted per user. Management is also looking into the cost of a commercial tread mill.
9. Senegy Builders will be Hydro-seeding the area between the existing 6-plex on Ajay and the 8-plex and 6-plex on Brookwillow Loop. They are asking that everyone stay off of that area for the remainder of the summer.
10. The final topic discussed was Bray Property Management will resume the management of the Brookwillow Village Condominium HOA effective July 1, 2013. All future payments and contact on HOA items should be directed to Bray. All homeowner's will be able to make their payments online and can contact Bray to discuss how to make your payments. As always you payments are to Brookwillow Village Condo Association.

There being no further business the meeting was adjourned at approximately 6:30 p.m.

Thank You,

Joan Lowe
HOA Vice President