

2024 ANNUAL MEETING MINUTES

Brookwillow Village COA

April 30, 2024, 3:00pm– 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)
The meeting was called to order by Mark Shoberg from HOAServices at 3:02pm.

In Attendance	Proxies	Management
Debbie Thomas, President (5 Units) Stephanie Sloan, VP Brad Humphrey, Director Randy Bizer, Member	3 proxies received	Mark Shoberg, HOA Manager Cayce Haren, Assistant Manager Rebekah Webb HOA Agent

With 3 proxies received and owners from 8 units represented, quorum was achieved.

Introductions

Mark Shoberg introduced himself as being with HOAServices.
Rebeckah Webb introduced herself as being with HOAServices.
Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:
Debbie Thomas, HOA President
Stephanie Sloan, HOA Vice-President
Brad Humphrey, HOA Director

Approval of 2023 Minutes

First motion: Stephanie Sloan
Second motion: Debbie Thomas
None opposed.
2023 minutes were approved and signed by Debbie.

Old or New Business

Mark S opened the discussion on Old or New Business

Mark S provided an updated on the Finding's/events with the Brookwillow Village Homeowners Association (BWVM)

- This year it was discovered that the Brookwillow Village Condos are essentially a sub-association of the Brookwillow Village Subdivision Association (Master association/Filing 1). The title work from the original developer was/is a mess and the condos are legally Filing 2 of the Brookwillow Village Subdivision.
- For now, the details of what this may hold for the future of all owners in "Filing 1 and 2" is uncertain. Legal may need to be involved to resolve. It is legally a mess.
- Brookwillow Village Subdivision currently is claiming that at least some of the parking spaces that have been historically deeded to the condos/Filing 2 are common elements of the entire HOA and the board of Filing 1 has made it clear they intend to utilize/occupy some of the Filing 2 parking spaces.
- HOAServices, at the request of the condos/Filing 2 board, attended a meeting with Filing 1 board and there was a handshake agreement made between the two boards that they would not attempt to alienate/occupy/utilize 40 parking spaces that have historically been owned/deeded to owners in the condos/Filing 2.
- The current handshake agreement consists of both parties acting in good faith with each other, as neighbors, and if additional spaces are needed for the clubhouse area, both parties will work together to repaint three handicapped parking spaces near the clubhouse, as well as potentially move the Filing 2 mailbox cluster closer to the clubhouse, creating a few spaces on Orion Way on the corner, south of the clubhouse, in front of where the cluster currently exists. And moving the Filing 2 dumpster to the south-west corner of the clubhouse parking lot area. Filing 1 is also working with Senergy, to the south about potential other parking spaces on Tract H.
- Discussion on Senergy
 - An owner asked about the new development to the south and summation of Tract H.
 - Senergy reached out to purchase Tract H, near the current mailbox cluster, thinking it belonged to Filing 2. They wished to purchase for \$40K. But title discovered Filing 2 did not solely own the tract. Instead, it is owned by all owners in both filings. However, the previous board for Filing 1 entered into negotiations with Senergy and sold the tract without approval from 67% of all owners in accordance with the governing documents of Filing 1. Filing 1 is working out this issue and at the time of the meeting, it is unresolved.

Discussion: 2024 Budget Review

Mark S opened the discussion for the budget

- Mark S explained that there is a proposed dues increase to \$225.00 effective 6/1/2024
 - Need the increase as these are real expenses that are not going away
- One owner asked why the Landscape Maintenance-Contract and Landscape Trees/Shrubs were separate line items on the budget.

- Separate services/ companies
- Mark S explained that the \$500 is just for tree trimming
 - Eventually the HOA wants to remove all three trees
- The contract for High performance only went up a little bit this year
- One owner asked why the line-item Security-Protection/Fire Inspection/Backflow Test went up so much in cost.
 - Mark S explained that excel was not doing this correctly
 - The HOA hired affordable fire and the determined that the HOA was not in compliance
 - GJFD contacted the HOA, and they require a yearly inspection
 - The inspections include affordable fire, superior alarm and GJFD

There was a motion to approve the budget for 2024 as drafted.

First motion: Debbie Thomas

Second motion: Randy Bizer

2 proxies opposed the budget

It was noted that the budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless a majority of owners reject the budget in accordance with the Declaration, Art. 10, Section 10.2-3 and C.R.S. 38-33.3-303(4)(a).

- The 2024 budget was approved
- HOA Services will send notice of dues increase to members

Elections

Mark S opened the election with one seat open to fill

Stephanie Sloan was nominated for another 3-year term.

First: Debbie Thomas

Second: Brad Humphrey

None opposed.

Stephanie will continue on the board from 2024-2027 (a 3-year term).

Adjournment

With no further business to discuss, Mark asked for a motion to adjourn the meeting at 3:51pm.

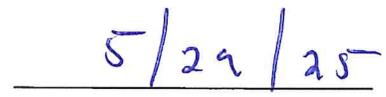
Motion: Debbie Thomas

None opposed.

The meeting adjourned at 3:51pm.



Signature



Date

