

**PRSV Homeowners Association, Inc**  
640 Belford Avenue \* Grand Junction \* CO \* 81501  
Annual Meeting  
February 21, 2012

**Board Members in Attendance**

Laurni Blanchard  
Melissa Jones  
Kim Saad

**Board Member Absent**

Michael Black  
Jayme Gergely

**Bray Property Management in Attendance**

Joe A. Mazza, Property Manager

**I. Call to Order**

Management called the meeting to order at 5:30 p.m.

**II. Introductions**

Management introduced himself and the Board of Directors to the homeowners present.

**III. Approval of the October 12, 2011 Open Session Meeting Minutes**

The Board reviewed the Open Session minutes from October 12, 2011.

Motion: Blanchard

Second: Saad

Resolution: To approve October 12, 2011 Open Session Minutes

Motion carried unanimously

**IV. 2012 Landscape Contract Approval**

The Board reviewed a bid by Liqui Green to provide landscape service for 2012.

Motion: Blanchard

Second: Saad

Resolution: To approve the contract submitted by Liqui Green for 2012 Landscape service.

Motion carried unanimously

**V. 2012 Budget**

The Board discussed the draft 2012 Annual Budget. It was mailed to the Board and the membership by management. The Board discussed this matter and decided to table any increase in the budget for the fiscal year 2012. The Board will consider this budget or similar budget later in the year prior to the next annual meeting.

**VI. Election**

Management announced the quorum had been achieved to conduct the annual meeting. In order to achieve quorum 5/7 of the membership must either vote by proxy or attend the meeting in person. Therefore; 19 proxies or persons attending the meeting are necessary to achieve quorum. There were 20 proxies from homeowners either attending the meeting or had submitted their proxies. Therefore quorum had been achieved.

**VII. Nominations from the floor**

There were no nominations from the floor. Therefore nominations were closed.

Proxies and or ballots were passed out to homeowners that were present.

**VIII. Volunteer of the Inspector of the Election**

Jeff Taets was appointed Inspector of the Election.

**IX. Voting**

There was a brief break for voting and then to check the proxies and ballots. Mr. Taets confirmed that there were no write-ins on the proxies received.

Motion: Saad

Second: Jones

Resolution: To elect the slate as presented as there were no write – ins or nominations.

Motion carried unanimously

**X. Announcement of the New Board of Directors**

The following Board Members were elected for a one (1) year term:

Lauri Blanchard, Michael Black, Melissa Jones, Jayme Gergely, and Kim Saad

**XI. Close of Elections**

Management asked if there was any other business to come before the election. There was no further business and the election was closed.

## **XII. Miscellaneous Business**

### **A. Quorum Change Requirements**

Change of quorum from 5/7 to 1/5 or 20%. Jeff Taets counted the proxies in regards to voting for changing the quorum requirements. A majority of homeowners are necessary in order to change the quorum requirement from 5/7 to 20%. The votes came in as follows:

14 proxies in favor of the change  
6 proxies against

Therefore; since a majority of homeowners in favor of changing the quorum requirements, the quorum requirements for the by laws will change from 5/7 to 1/5 or 20% of the membership. Homeowners will be notified of this change and is noted in the minutes.

### **B. Board Reorganization**

The board officers will be as follows: President, Lauri Blanchard; Vice President, Michael Black; Secretary/Treasurer, Melissa Jones; and Members at large, Jayme Gergely and Kim Saad;

Motion: Blanchard

Second: Jones

Resolution: Each Board Member will retain the same position on the Board of Directors.

Motion carried unanimously

### **C. ACCO Committees Appointment**

The board reviewed the current individuals who are currently on the ACCO Committee.

Motion: Saad

Second: Blanchard

Resolution: To appoint another year the following individuals; Ronda Hummel, Jayme Gergely, Ralph Hamblin, Anna Rickenbach, Kim Saad and Rachel Sparrow to the ACCO Committee.

Motion carried unanimously.

**XIII. Questions from the floor**

There was a question from a homeowner in regards to the budget, concerning Capital funding. This question was addressed by management. There was another question in regards to cleaning around the pump house this information will be provided to Liqui Green.

**XIV. Next Meeting**

The next meeting will be the Open Meeting to be held in April 10, 2012.

**XV. Adjournment**

There being no further business to come before the Board of Directors and Management, the meeting was adjourned at 5:58 p.m.

  
SIGNATURE

11/08/2012  
DATE