

**GRACE PARK FILING I CONDOMINIUMS ASSOCIATION
ANNUAL MEETING**

640 Belford Ave, Grand Junction, CO 81501

January 12, 2014 5:30p.m.

BOARD MEMBERS IN ATTENDANCE:

Dr. Carl Feghali, President
Kim Searcy, Secretary / Treasurer

BOARD MEMBERS ABSENT:

Jim Snyder, Vice President

Bray Property Management:

Jami McLennan

CALL TO ORDER:

The meeting was called to order by Jami McLennan at 5:32 p.m.

INTRODUCTIONS:

Introductions were made; Dr. Feghali and Kim Searcy were the only Board Members present. Jim Snyder was absent.

APPROVAL OF MINUTES:

Management asked the Board of Directors if they had reviewed the January 22, 2013 Annual Meeting Minutes and if the minutes were satisfactory for approval.

Motion: Feghali

Second: Searcy

Resolution: To approve the January 22, 2013 Annual Meeting Minutes as presented.

The motion carried unanimously.

2014 BUDGET:

Management informed the membership present that the budget will remain the same at \$103.32 per month. Management requested a motion from the membership present to approve the budget as presented.

Motion: Feghali

Second: Donna Stoner

Resolution: To approve the 2014 budget as presented

The motion carried unanimously.

ANNOUNCEMENT OF QUORUM:

Management announced that quorum had been achieved for the election. 51% of the membership was necessary to achieve quorum. Management announced that seven (7) proxies out of twelve (12) units had been received; therefore quorum had been achieved. With quorum, the only person running for the Board of Directors was Jim Snyder. He was elected unanimously to serve on the Board of Directors for another three (3) year term.

CLOSE OF ELECTION:

Management asked if there was any additional business to come before the Board and membership for the election. There was no additional information to come before the Board or the membership for the election, therefore the election portion of the meeting was closed.

MISCELLANEOUS BUSINESS:

2014 LANDSCAPE:

High Performance Lawn Care was noted for doing a good job last year on the landscaping and they have been awarded the 2014 Landscape contract.

REPAIRS:

Once again, the items that are in need of repairs were discussed for Grace Park Filing I. Management is aware at this time and there is not a large amount of reserves, so things are being fixed as they happen. There is a fence repair that Management is looking into; Management will have that taken care of.

SPECIAL ASSESSMENTS:

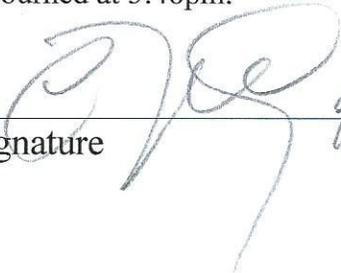
Ms. Stoner did inquire on another special assessment. Dr. Feghali had mentioned that a special assessment just has not passed in the past when it has been presented to the membership, so at this time it was decided not to present a special assessment for 2014. The budget will continue to try and build up the reserve account.

TRASH:

Owners and Residents need to pay attention to what they are putting in the trash and at the dumpster areas. Please make sure that trash is getting into the dumpster and not left for someone else to clean up. Electronics, mattresses and other large furniture items cannot be dumped in the trash or left at the dumpster. The trash company will not haul these items away so it becomes an added expense that is billed to the association.

ADJOURNMENT:

There being no further business to come before the Annual Meeting for 2014, the meeting was adjourned at 5:48pm.

Signature  for CPM

Date Feb 11, 2015