

Village of Fountain Greens Condominium Association

ANNUAL MEETING MINUTES

January 24, 2012

Bray Education Center
640 Belford Avenue
Grand Junction, CO 81501

Board Members in Attendance:

Kathleen Doran
Ellen Cobb

Bray Property Management in Attendance:

Joe A. Mazza

I. Call to Order:

The meeting was called to order at 5:30 p.m. by Joe A Mazza.

II. Introductions:

Management introduced the Board of Directors to who were present.

III. 2012 – 2013 Budget:

Management asked if there were any questions concerning the budget. Since there were not a majority of homeowners present, Management asked for a motion to approve the budget as presented.

Motion: Haase
Second: Skiff

Resolution: To approve the 2012 – 2013 Budget as presented.

Motion carried unanimously

IV. Landscape Contract:

The Board reviewed three (3) bids submitted by Management in regards to the landscape contract for 2012.

Motion: Doran
Second: Cobb

Resolution: To approve Liqui Green as the landscape company for 2012.

Motion carried unanimously

V. Announcement of Quorum:

Management announced that 25% of the membership either in person or by proxy was needed to be represented to achieve quorum. Quorum was been achieved with 25 proxies or persons in attendance to meet quorum.

VI. Annual Election:

The purpose of the election is to elect three (3) Board Members; two (2) for two (2) years and one (1) for one (1) year. Management passed ballots or proxies as necessary to those homeowners who needed ballots or proxies.

VII. Nominations from the Floor:

Management asked if there were any nominations from the floor. There were no nominations therefore; nominations were closed.

VIII. Volunteer for the Inspector of Election:

Management appointed Mr. Byers as Inspector of the Election. Mr. Byers confirmed that there were no write-ins on the proxies that were received in the mail or turned in to Management. Since there are three (3) people running for the three (3) positions and there were no write-ins or nominations from the floor; Management asked for a motion to elect the slate as presented.

Motion: Skiff

Second: Haase

Resolution: To elect the slate as presented.

Motion carried unanimously

IX. 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.

X. Miscellaneous Business

Organizational Meeting

The new Board of Directors will be Ellen Cobb, Julia Kleven, and Linda Friesen. It was agreed by the membership present that Ms. Cobb and Ms. Kleven will be elected for a two (2) year term and Ms. Friesen will be elected for a one (1) year term. The Board will be as follows:

Ellen Cobb; President

Linda Friesen; Vice-President

Julia Kleven; Secretary/Treasurer

XI. Draft Reserve Study:

Management discussed a Reserve Study being conducted in order for the Board of Directors to confirm how much they should be funding for the reserve.

XII. Building Update:

There was a brief discussion concerning the building that will be painted and the steps on buildings that will be replaced with treks.

XIII. Questions from the Floor:

Management asked if there were any questions from the floor. There were questions from the floor concerning the fountain repair and dryer vents. One of the homeowners' believed that the dryer vents should be the responsibility of the Association, whereas; since dryer vents service only a specific unit, homeowners are responsible for the dryer vents. This matter will be discussed further by the Board of Directors. Management will talk to the new landscape company about the fountain in the spring.

XIV. Adjournment

There will be no further business to come before the Board of Directors at the Annual Meeting; the meeting was adjourned at 6:12 p.m.

Ellen B Cobb, Pres
SIGNATURE

1/30/13
DATE