

# 2022 ANNUAL MEETING MINUTES

## Garden Grove Homeowners Association, Inc.

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October 26, 2022 11:00 AM || 640 Belford Avenue Grand Junction, CO 81501

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### **In Attendance**

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**Bray HOA Management:** Mark S, Assistant Manager: Laurina H.

**Board Members:** Mike Murdie, Don Curtis, Kay Coulson,  
Carolyn Holmgren

**Attended Via Proxy or in-Person:** BJ Worster, Jillene Hatter,  
Paul Willecke, Barbara Hersh, Verna Holmes, Lassie Summers,  
Kim Shewry, Edith Hutton, Philip-Dorothy Erdman, Janie  
Ostlund, Scott-Carol Treider, Nancy Evans, Barbara Leonard,  
Vicki Duneman, Mike Ventimiglia, Michael-Julie Butherus, Susan  
Kosec, Paul Quam, Brian Wingfield, Iris Dilling, Peggy Foss,  
Paula Egebrecht, Thomas-Margaret Gilbert, Gail Colvin, Jean  
Jacob, Dorothy Burdette, Jennifer Flood, Anthony Archuleta, Mae  
Bendickson, Emerson Maag, Nancy Evans, John Farmer, Alice  
Parker, Patricia Brown, Gloria Vance, Dorothy Bennett, Jennie  
Bennett, Douglas Dyer, Luann Stone, Elaine Ingvertsen, Dolores  
Kuntz, Joanna Little, Valenci Adair

43 total

### **Quorum Met**

Meeting was called to Order by Mark S at 11:02 AM

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## Approval of the Previous Years Minutes

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Motion: Don Curtis

Second: Kay Olsen

Passed with no objections

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## New/Old Business

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- New Landscapers with a 3-year contract (2024), Bookcliff Gardens
  - Irrigation top expense for the HOA
  - Dues increase to \$120.00 for 2023
  - Ash trees--What is the plan? Current boards proposal-
    - 88 total on property
    - Look into spraying and trimming branches in 2023
    - \$1,000 per tree and stump removal for basic/average expense to remove diseased trees
  - Gutters need fixed and cleaned- Current board is aware of this issue. Bray will get bids for gutter cleaning
    - 15-year-old drains underground are plugged- needs replaced
  - Board members are cutting down on working around the community, will hire out to more vendors.
- Request: Community would like to see newsletters with updated information. Bray can make the newsletters with Board's approval. Heated argument between Mike (on the board) and Emerson (nominated to be on the board).

Community would like to be included in quarterly meetings followed up with a newsletter announcing any upcoming projects.

Projects-

- Question: How many driveways will get fixed in 2023. 3 got repairs in 2022. Answer: as the budget allows.
- Sidewalk repairs are City of Grand Junction responsibility.
- Stucco cracks are aesthetic and will continue to be monitored.

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## **Budget**

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Motion: Don Curtis

Second: Mike Murdie

2023-Passes

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## **Elections**

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Secret Ballot. Emerson Maag elected in for a 3-year term.

The President, Mike, is calling a meeting in one week with board members after the meeting today to discuss positions.

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# Adjournment

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With no further business, meeting adjourned at 12:14 PM

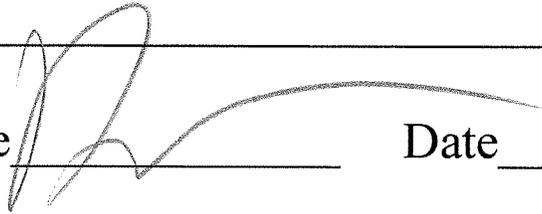
Motion: Luann Stone

Second: Joanna Little

None opposed.

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President's Signature



Date

10-23-23