

**Heritage Property Management
2650 North Ave., Suite 116
Grand Junction, CO 81501
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Brookside Homeowners Association Annual Meeting

**Minutes of the 2013 Annual Meeting
Tuesday, December 10, 2013 * 7:00 PM * Crossroads United Methodist Church *
599 30 Rd.**

**David Caldwell, Heritage Property Management opened the meeting at 7:15 PM
and introduced the Board of Directors.**

**Minutes were not available from the 2012 Annual Meeting. Heritage Property
Management began managing Brookside in April, 2013.**

The proposed budget for 2014 was presented.

**Discussion regarding HOA assessment, insurance and grounds maintenance.
Regarding grounds maintenance: there were problems last summer. Ken looked at
the infra-structure and infrared timers. Seals were replaced. They will be checked
and repaired before ditch water comes in in the Spring.**

**Water use times will NOT be changed.
Monday through Friday - 4:00 – 10:00 AM and PM
Saturday and Sunday – on 24 hours**

Electricity bill will be cut in half with the pumps not running 24/7.

**Motion was made and seconded to approve the 2014 Proposed Budget as amended.
Motion carried. Approved budget will be posted on the website.**

Old Business:

Homeowners like the new Brookside HOA sign.

**Discussion regarding: Neighborhood Watch. The president reported that no one
has shown any interest.**

New Business:

Discussion regarding: Waiving dues for Board of Directors. David from Heritage Property Management attended a seminar presented by Hindman Sanchez and they reported that the state of Colorado does not allow Board of Directors' dues to be waived.

Also, an "early bird" discount is not permitted.

A Board Member found this info on "co.gov/hoa" – HOA can collect rent from the tenant of a delinquent owner.

Heritage Property Management will look into this.

Nominations and Election of Board Members:

Alan Watkins expressed interest in joining the current Board of Directors. Motion was made, seconded and carried. Alan was approved.

There being no further business, the meeting was adjourned at 8:15 PM.

Respectfully submitted by:

Debi Caldwell, Heritage Property Management