

BROOKSIDE HOMEOWNERS ASSOCIATION OF GRAND JUNCTION, INC.

Annual Board Meeting Minutes; December 10, 2014

Meeting came to order at: 6:30 pm

Meeting was led by David Caldwell of Heritage Property Management (HPM)

Introduction of the Board of Directors:

President: Joe Schwartz

Vice President: Chad Stevens

Member: Shawn Maloney

Member: Alan Watkins

Member: Amy Bennett

The Minutes from 2013 were presented. A motion was made to accept the 2013 minutes, it was seconded. No one opposed the 2013 Minutes.

2015 Budget was discussed:

a) A question was posed by a Homeowner, "Could the annual dues be lowered if members who were behind on their dues became current?"

David Caldwell from HPM stated there is a collection policy in place, but there will generally be members who do not pay for one reason or another. At this time it does not appear that the HOA has a large enough reserve in order to lower dues.

Board president Joe Schartz informed the group that budgets are a guideline and that sometimes expenses can vary and that the HOA needs a prudent reserve.

A motion was made to accept the 2015 Budget, it was seconded; no one opposed the 2015 Budget.

Old Business:

A question was asked by a Homeowner, "Can the Board use the surplus to install a basketball court?"

The discussion listed; Lights, Noise, possible invitation to vandalism by outsiders coming onto private grounds and the increase in insurance costs to cover injuries, etc. The Board would have to vote on a project such as this. No suggestion was made to request the project be considered by the board.

New Business:

Violations: Two Homeowners volunteered to be on the Violation Committee. A discussion of penalty fee structure and violators in general ensued.

Irrigation Water: A Homeowner complained that her water was off 25% of the season. They were told by Highland Ditch that it was the HOA's fault.

Joe discussed the improvements to the pump house and explained there were eight (8) breaks in the main pipe this season and that "supply & demand" affects the flow of water that they share with Oxbow Subdivision. He also discussed the fifty percent (50%) reduction in the HOA's electric bill due to the water cycling which Peaceful Valley recommends as well in order to conserve water usage.

Ken Majury representing Peaceful Valley Landscaping instructed the group on how to prevent water waste by cycling their irrigation clocks for 7 minutes in the morning & 7 minutes at night to maintain a healthy, green lawn. The clay soil will absorb small amounts of water better than a long soak & prevent run off. Ken also stated he or his crew would be happy to instruct Homeowners on how to set their irrigation timers if they didn't know how. He also mentioned that power surges/lightening, Xcel repairs, etc would reset their timers so to keep an eye out for unexpected changes in the timing.

Nomination of new Board members:

Not time to vote till next December. There is one new Board member: Amy Bennett.

A homeowner Thanked the Board for a job well done, she stated she can see the improvement.

Meeting adjourned at 7:15 pm.

Minutes taken by
Katherine Gordon
Heritage Property Management