**Brookwood Homeowners Association**

 [www.brookwoodhoa.net](http://www.brookwoodhoa.net)

 PO Box 40416 Grand Junction, CO 81504

 Annual Fall HOA Meeting Minutes

Date: October 22, 2022

Location: Mailbox Open Lot

Board Members present: Treasurer- William Meurer, Secretary-Vianne Westbrook. Jim Koti. Karla Lanam, Mike Yeager were excused.

**Meeting called to Order: by President Mike Kervin at 2:15 p.m.**

**Quorum Established:** 19 community members present with 12 Proxy ballots.

**Old Business:** Mailboxes cost approximately $2,000.00 each and are owned by the HOA. President Kervin was able to obtain a free mailbox which has been added to the group. At this time HOA will not be purchasing any new mailboxes but possibly be alert for free used ones. There is not insurance coverage of the mailboxes at this time.

**Treasurer Report:** 2022-2023 Budget Proposal was mailed to residents and discussed at the meeting.

Savings Account: $20,000.00. Our biggest expense is landscaping and weed maintenance. The budget was approved by residents in attendance. **HOA yearly dues $50.00 are due January 2023**. Late Fees assessed February 1, 2023. Contact board immediately if you need a payment plan. brookwoodhoa@aol.com

**IRRIGATION:** The main valve for Brookwood Subdivision irrigation system has been turned off. After residents blow out their personal water system, valves should be turned off to create a closed system. After the Canals close (2nd week of October-1st week of November), residents should crack the yard valve open a small amount. Mike Kervin will post a notice on the bulletin board to remind residents the process when the canals drain. Check the website for information. Questions? Contact Mike Kervin.

### NEW BUSINESS: Q&A

### HOA contact phone numbers will be placed on the Bulletin Board for residents not using internet.

### The neighboring west subdivision Phase 1of 3 phases is almost completed.

### The weeds on and behind your property are your responsibility. Do not contact the City of GJ or the HOA.

### Several residents had successful yard sales and sold many items this year.

### Election signs for candidates, voting issues and election dates placed in the resident’s yards are legal.

### If you need a street light replaced, check the website for information regarding replacement. 1-800-895-4999

### You do not need permission from the HOA to install solar panels.

### Mike Kervin will contact a GJ City employee regarding speed limits, change of traffic signs and speed bumps.

### Vehicles, RVs, trailers, boats, parked illegally or for long periods of time on the street- call GJ Police Dept.

### You may place a clothes line in your back yard. It is the front yard the HOA helps to monitor.

### Email President Kervin with questions or concerns.

### Meeting Adjourned

**BOARD VACANCY:** Please contact a board member if you are interested in volunteering for Vice-President.

**NEW TO THE NEIGHBORHOOD?** Contact Mike Kervin or Karla Lanam. We have a welcome bag for you.

### Thank you to Karla Lanam for reserving and arranging the (free) City Neighborhood Block Party Trailer. Colorado Q Food Truck provided the delicious pulled pork meal, paid for by the HOA. Thanks to the residents and Board Members for setting up, serving and cleaning up the area.