

Brookwood Homeowners Association
brookwoodhoa@aol.com
PO Box 40416 Grand Junction, CO 81504
Annual Meeting Minutes 2021

Date: Saturday October 23, 2021

Location: Annual meeting at HOA Mailboxes

Meeting called to order: 1:14 p.m.

Board Members present: President-Mike Kervin, Treasurer-William Meurer, Secretary- Substitute Karla Lanam,
Board Members-Karla Lanam, Mike Yeager, Jim Koti.

Meeting was called to order by President Mike Kervin. He welcomed homeowners and asked them to sign in for the purpose of a quorum count. There were 27 homeowners present with 7 proxies submitted.

OLD BUSINESS: President Kervin shared that the HOA did not have a 2020 Annual meeting due to the limitations of the Covid 19 virus. Regarding the new development to the west of Brookwood, phase 1 is complete, phase 2 is on the north side and phase 3 is Bret Drive. Our HOA will still have access to the water shut off due to the 20-foot easement. This will include the shut off valve and irrigation shut off. The new volunteers for water shut off are Ken and Bill.

RV PARK: Concerns were discussed regarding how to park the vehicles and trailers correctly in the RV Park. By January 31, all residents will indicate their usage of the RV park by submitting the current license number of the RV, trailer or a detailed description.

IRRIGATION: It was mentioned that the Common Areas require maintenance because the systems need to be blown out immediately.

HOA DUES: HOA annual dues for each residence are \$50.00 and are due by January 31, 2022. Residents who do not receive a notification letter the first week of January should contact a board member to verify their name and address. Late fees will apply to all residents in the Brookwood Homeowners Association who do not pay or are late with their fees. Checks may be mailed to Brookwood Homeowners Association, PO Box 40416, Grand Junction, CO 81504.

NEW BUSINESS:

We have a board vacancy: Vice-President, Jean Ann Swinehart has stepped down. Please contact a board member if you are interested in volunteering for this position. A resident voiced concern regarding the dip in the road on Brookwood Drive. This is a city and county issue because it is not HOA property. It was suggested that the mayor has mayor meetings which may be helpful. Also discussed was the mud going down Bret drive. The cell phone tower is the responsible party.

NEW TO THE NEIGHBORHOOD: Please contact President Kervin or Board Member, Karla if you are new to Brookwood. We have a welcome bag for you. Website: brookwoodhoa@aol.com

TREASURER REPORT as of October 23, 2021

Checking account: \$3,895.00

Savings account: \$17,388.86 (Reserves are for emergencies). Information on the proposed budget for 2022 is listed on the BrookwoodHOA.net and on the website. The vote on the budget passed.

Meeting adjourned: 1:41

Respectfully submitted,

Karla Lanam (for Vianne Westbook, HOA Secretary)