

Brookwood Homeowners Association
Annual Meeting
Meeting Minutes

Date: Saturday June 1, 2019

Location: United Methodist Church

Board Members present: President Mike Kervin, Treasurer Bill Meurer, Secretary Vianne Westbrook, Board Members Karla Lanam, Mike Yeager IT specialist, James Coti excused . Vice President James Hicks out of town.

Meeting called to order at 10:36

Communication

1. President Kervin asked HOA residents to respond to our current methods of communication. All comments were positive concerning email use, HOA website information, fliers, hand deliveries, and calls/texts to President in case of an emergency. Annual packets require mailing and can't be hand delivered. Residents should refer to the HOA website to read minutes, download forms and view pertinent information. The group discussed using the inside bulletin board for all posted information, with no information taped on mailboxes.
2. Welcome packets will soon be ready for hand delivery to include a plate of cookies to new residents.
3. President Kervin thanked Mike Yeager for creating and maintaining the HOA website.
4. Board members who provide snow removal, spread ice melt by the mailboxes, maintain the commons area, and spray weeds will be compensated for their time and materials.
5. President Kervin stated that the HOA adheres to all City of Grand Junction ordinances pertaining to parking on a public street facing the wrong direction, RV parking on public streets for 72 hours maximum, weeds and tree branches hanging over sidewalks on resident property. Please visit our website for more information and email for any questions.

Treasurer's Report

Bill Meurer reported, HOA funds are currently stable at approximately \$20,000.00 and by the end of the year, \$2,000.00 will be deposited into the reserve account. Three Board Members are authorized to view the accounts and two must authorize check expenditures.

Proposals

1. President Kervin reported that voting on a \$25.00 fee per year, per RV spot will not appear on the ballot. Because our current financials are sound, there is no need to charge residents at this time. Originally, the Board discussed the idea of a fee to help offset the costs for weed control (spray/labor). Approximately \$300.00 was spent on chemical spray. Karla Lanam, in charge of spraying weeds, recently spent 2 hours just in the RV lot. Two audience members suggested that weeds be controlled voluntarily by the person who is using the RV lot space. This will reduce workloads for Board members and cut down on chemical purchases. Bill Meurer suggested each RV owner not in compliance be contacted. Kervin agreed, residents not maintaining weeds in their RV lot will receive a written notice and a conversation if necessary.
2. President Kervin made a plea for drivers to "please slow down and follow posted speed limits". We have young families with children playing on sidewalks, walking and riding bicycles. One resident mentioned that we have teenagers with hearing impairments, a reason to be cautious.
3. One resident suggested outdoor house lights be left on at night for security reasons. Residents were encouraged to remove valuables from their cars, lock car doors, lock house doors and remain alert.
4. HOA Community Garage/Yard Sale is for Saturday June 29 from 7:00 a.m. to 2:00 p.m. HOA will pay for advertising in the local newspaper, make/post signs, list the event on Facebook Market Place and local papers.
5. Brookwood Block Party will be held Saturday June 8th, 10:00 a.m. to 2:00 p.m. Resident, Amber Shannon rented (for free) the City of Grand Junction game trailer. HOA will provide hot dogs, buns, please bring a potluck dish to share. No glass bottles. The location will be by the mailboxes.

Irrigation Water Standard Operating Procedure

Water from the main valve is turned on every Spring and residents were reminded to turn off their water valve until the water signs are posted. Leaving personal water valves open may flood garage or lawn areas. Water issues or problems should be reported via call or text to President Kervin ASAP. Residents were reminded to have their systems inspected and maintained at the beginning of spring to limit the number of turn ON and OFF of the main irrigation system.

Miscellaneous

Mike Kervin reported, the new subdivision located west of the RV park will include 96 homes. Brett Drive will be extended from 30 Rd to 29 ½ Rd. For more details please contact the City of Grand Junction.

Election of President

According to HOA By-laws, the President elect must be a resident for one year prior to serving. Mike Kervin became a one year resident today, June 1, 2019. The audience was asked to step forward and declare interest in the office of President. A quorum of 20 residents was required to cast a vote for HOA President. Seventeen residents were in attendance at the meeting today. Nine letters of proxy were returned prior to the election with 26 total votes cast for Mike Kervin for HOA President.

Meeting adjourned 11:09

Respectfully submitted,

Vianne Westbrook
HOA Secretary