

THE GLEN @ HORIZON DRIVE

Thursday, April 11, 2013

Bray Education Center, 640 Belford, Grand Junction, Colorado

5:30 pm

Board Members in Attendance

Matt Elam
Mario Bruno
Dick Rigo

Board Members Absent

Mike Day

Bray Property Management in Attendance

Jami McLennan

Call to Order

The meeting was called to order at 5:40 p.m. by Jami McLennan, Property Manager.

Introductions

Management introduced the Board of Directors and herself to the owners present.

2013 Budget

Management asked if there were any question in regards to the budget. There were no questions. Management announced that the Board worked hard to make sure that the dues did not increase this year.

Motion: Bruno
Second: Elam

Resolution: To approve the budget as presented; there is no increase in the budget for 2013.

The motion carried unanimously.

Election

Matt Elam announced that he would not be running for re-election of the Board of Directors and to remove his name for the ballots and proxies. Management handed out ballots to the membership present.

Nominations from the Floor

Management asked if there were any nominations from the floor to run for the Board of Directors. There was one nomination. Matt Biondich was nominated and his nomination was accepted.

Inspector of the Election

Matt Elam volunteered to be the Inspector of the Election. Mr. Elam reviewed the proxies and ballots to make sure there were no additional write-ins, other than Mr. Biondich. Mr. Elam announced the new Board of Directors will consist of Mike Day, Mario Bruno, Dick Rigo and Matt Biondich.

Close of the Election

Management asked if there was any further business to come before the election. There was none; therefore, the election was closed.

New Business

A. Organizational Meeting

Management announced that Mike Day will be President; Mario Bruno will remain Secretary/Treasurer; Dick Rigo and Matt Biondich will be Members at Large.

B. Painting

Management announced that there was a guideline for a painting schedule and it was passed out to those members who wanted it. This year Management and the Board of Directors will concentrate on having only one (1) building painted. According to the guidelines that were passed out, building 785 will be painted in 2013. Management did announce that the guidelines showed two (2) buildings being painted in 2014. Depending on the budget, only one (1) building may be painted in 2014.

C. Concrete

There was a discussion in regards to concrete; the sidewalks cracking and unlevel. Management will contact Adcock and possibly Mays to obtain bids. Adcock had done work at the Glen in previous years and Management will try to go with them to have some repairs done.

Management was informed that the steps at Unit 40 are separating from the building and will have Adcock take a look at that. There are some railings that are rusting. Mr. Day will look into seeing if there is a special paint that could be used on the railings. Also, buildings 752 & 764 both unit #30 there was a request for railings. Management will look into having this done.

D. Parking

Management read the 2003 Notice of Adoption of the Rules & Regulations to the membership. Management requested that all owners / tenants be courteous to their neighbors when parking. Management will continue to monitor the parking issue at the Glen.

E. Unit 40

Management informed the members present that all unit #40 (except buildings 701, 709, and 712) will be receiving a break on their monthly dues. This is the easiest way for Bray to credit the electricity used by the common areas that gets billed to these units. If you are in a unit #40 and have questions in regards to this credit please contact Aimee in accounting at Bray.

Questions from the Floor


There was a discussion between the Members at Large in regards to leaks in the units. It is believed that there is a pipe that lines the outside wall or above a garage that is not properly insulated. Mr. Rigo has information regarding the freezing water pipes and will pass that onto Management. It is also believed that it may possibly be a venting issue. Management is to obtain information on having the vents on an auto close.

Adjournment

There being no further business to come before the Board at the Annual Meeting, the meeting was adjourned at 6:46 p.m.



SIGNATURE



DATE