

THE GLEN @ HORIZON DRIVE

Thursday, April 10, 2014

Bray Education Center, 640 Belford, Grand Junction, Colorado

5:30 pm

Board Members

Mike Day

Mario Bruno

Dick Rigo

Bray Property Management

Jami McLennan

Call to Order

The meeting was called to order at 5:38 p.m. by Jami McLennan, Property Manager.

Introductions

Management introduced the Board of Directors, Mike Day, Mario Bruno and Dick Rigo, to the membership present.

2013 Annual Meeting Minutes

Management presented the April 11, 2013 Annual Meeting Minutes for approval.

Motion: Christy Pfost

Second: Charlotte Cadez

Resolution: To approve the April 11, 2013 Annual Meeting Minutes as presented.

The motion carried unanimously.

2014 Budget

Management asked if everyone had received and reviewed the budget that had been mailed out; she also asked if anyone needed a copy of the budget. Management asked if there were any questions in regards to the budget; there were none.

Motion: Rebecca Manle

Second: Elizabeth Bartoszek

Resolution: To approve the budget as presented; there is no increase in the budget for 2014.

The motion carried unanimously.

Election

Nominations from the Floor

Management asked if there were any nominations from the floor to run for the Board of Directors. There were no nominations.

Quorum

Quorum had not been achieved for the election.

Board Appointment

Since the Association did not achieve quorum, the Membership present had elected to appoint the current Board of Directors for another one year term. The Board Members had accepted the appointment; therefore they will remain on the Board of Directors for another one year term.

Motion: Rick Graves

Second: Charles Wanebo

Resolution: To appoint the current Board of Directors for another one year term.

The motion carried unanimously.

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.

B. Painting

Management informed the Membership that two (2) buildings would be painted this year; buildings 767 & 779.

C. Concrete

There was a discussion in regards to concrete; Management informed the Membership that the concrete problem was in fact being worked on.

D. Roofs

There had been several roofs repaired this past winter.

Old Business

A. Railings

Mike Day did explain that there would be some testing to the railing at the 701 building. A special paint coating is being tested and if it is a success, then the rest of the railings though out the Association would be touched up.

Questions from the floor

There was a discussion in regards to the gutters at the 712 building. It was thought that the gutters in front of the building were down. After some discussion it was realized that it was not the gutters that were down it was the extension that was off. Management assured the Membership that she would have someone out to take care of that.

It was brought to the attention of the Membership that when there is a problem at The Glen, to please contact Bray Property Management. This way Management knows that there is a problem and Bray can work on getting it resolved and follow up on the repairs; otherwise Management doesn't know what the problem is or what is being done about it.

The Bylaws have been updated, but not recorded due to not having quorum. It takes 67% of the Membership to make any changes to the Bylaws.

Rick Graves asked about having block parties. Management expressed that it was a great idea, but that the Membership would have to be in charge of organizing and scheduling the parties. Management would send out postcards to announce the party.

Management did let the Membership know that the sewer smell from last fall was indeed coming from a local landscape company that was using bad fertilizer and hopefully the problem was addressed. There should not be a sewer smell any longer.

Unfortunately, spraying for bugs is a homeowner responsibility and not the HOA's. Management would gladly recommend an exterminator if need be.

Dick Rigo brought up dryer vents. Homeowners should check their dryer vents and have them cleaned out often to prevent a fire hazard.

Mike Day informed the Membership that the water heaters in the buildings were getting old and to please be aware of potentially going out.

Adjournment

There being no further business to come before the Board at the Annual Meeting, the meeting was adjourned at 6:08 p.m.

Michael C Day
SIGNATURE

5/13/2015
DATE