

Minutes were
approved at Dec 7,
2016 Ann Mtg

Brookside Homeowners Association, Inc

Annual Meeting Minutes

December 2, 2015

Meeting began at 6:35 p.m.

Introduction of the Board of Directors:

President:	Joe Schwartz
Vice President:	Chad Stevens-resigning
Member at Large:	Shawn Maloney-not present; resigning
Member at Large:	Alan Watkins
Member at Large:	Amy Bennett-not present; resigning

Members present: Tyler Sasser, Rebecca Vidanovic, Marci & Jeff Moore, Thomas Casey, Matt & Amy Allen. 6 proxies were received from Jack & Alice White, Robert Stine, William Solowetz (2 properties), James Hutchins, Jayme O'Leary.

Introduction of Heritage Team:

David Caldwell, Becky Jett

NOTE: Both David and Becky are licensed Community Association Managers through the state of Colorado.

2014 Minutes were approved as written. M/S/C

Presentation of proposed 2016 Budget

- Discussion of the actual amount collected in 2015--exceeds budget due to late payments received and accounts sent to collections and subsequently paid in full.
- Number of homes should be 118, not 117. HPM to make that change.
- Discussion regarding increasing the Irrigation System line item to a more realistic figure
 - The past several years actuals on that have been approximately \$4000-\$5000 and that probably will not decrease due to age of system, etc. Suggestion made to increase that item to \$5,500.
 - Silt build up in the pump house contributed to hi-level switch failure. Need to consider cleaning silt out the pump house.
- Suggestion made to drop the Repair & Maintenance line item altogether as this is included with the Irrigation System line.
- Discussion regarding adding a line item to account for homeowner's that do not pay the annual dues. This would be a decrease in the Income portion of the budget; a realistic figure for this item would be \$1,500.
- Other line items were explained:
 - Electricity--costs decreased due to the limits put on the hours the irrigation pump operated. Those hours will continue in the future.
 - Management fees increased slightly; general feeling is that HPM is doing a great job and that increased fees are still very reasonable.

- Approval of proposed budget with recommended changes. New budget will be sent to Board members and posted on website. M/S/C

Old Business: None

New Business:

- Chuck Clarkson of Peaceful Valley Irrigation, presented some facts about the Brookside irrigation system. Due to the high level of silt/dirt in the water this year, numerous valves had to be replaced.
- Peaceful Valley will be reworking timers on common areas as the city is very strict on run-off. Also, homeowners need to be aware that approximately 7 minutes of water in the morning and another 7 minutes in the evening for each zone of their lawns provides sufficient water even in the hottest times of the year. Limiting water to that amount will result in a healthy, green lawn and will prevent excessive run-off.
- Peaceful Valley will begin aggressive weed control in the spring with the goal of Brookside common areas being weed-free.

Nomination of Board Members:

- Amy has resigned.
- Shawn has resigned.
- Chad is resigning effective immediately
- Alan and Joe both agree to remain on the Board.
- Nominations/volunteers from the attendees were
 - Marci and Jeffrey Moore [serve jointly--only 1 vote]
 - Matt Allen
- Vote to approve the slate of candidates as presented. M/S/C
- Board meeting to be held on Dec 17. HPM will send contact information to new Board members via e-mail.

Other discussion: None

The meeting adjourned at 7:15 p.m.

Minutes taken by

Becky Jett

Heritage Property Management