



BROOKWOOD HOMEOWNERS ASSOCIATION

HOA Annual Meeting Minutes

September 13, 2025 11:00 a.m.

Website: brookwoodhoa.net

Email: brookwoodhoagj@gmail.com

Brookwood HOA, PO BOX 40416, Grand Junction, CO 81504

The meeting was called to order by President, Becca Shepard at 11:13 a.m. The quorum was established with 34 residents in attendance and 14 residents listed on proxy forms=48. Jean Swinehart volunteered to fill the Board Member vacancy. Vianne Westbrook moved and Dustin Shannon seconded the motion to accept. The voting was unanimous, approving the new position.

NEW BUSINESS

President Shepard encouraged residents to access our HOA website www.brookwoodhoa.net to read the Declaration of Covenants, Conditions & Restrictions. November 2, Board Members will conduct a neighborhood walk-through to record property violations. Members will meet to discuss the findings and distribute violation forms to homeowners. Treasurer, Bill Meurer reported the new HOA liability insurance increased by \$1,100.00. **It was moved and seconded to approve the \$10.00 increase in resident dues from \$50.00 to \$60.00 yearly (due before January 31, 2026).** The vote passed with unanimous yes. Each year the board approves the distribution of monies into the reserves. President Shepard called the motion to accept the proposed budget for 2026. It was seconded by Karla Lanam. The residents in attendance voted unanimously, yes.

Tom Lanam mentioned that irrigation water may be shut off the second week of October. The date will be posted on the bulletin board by the mailboxes, along with yard signs. Bill Meurer reminded residents to take precautions after the main irrigation water valve is turned off. Residents should open their valve to prevent damage (freezing) to their system. Dustin Shannon suggested an HOA potluck event. Karla Lanam suggested the Board discuss the topic and consider combining it with a neighborhood Spring clean-up day.

Residents should report neighborhood concerns/issues to GJ City professionals at <https://www.gjcity.org/14/submit>

Meeting adjourned: 11:36 a.m.

Respectfully submitted,

Vianne Westbrook, Secretary