

Brookwood Home Owners Association  
P.O. Box 40416 Grand Junction, CO 80514  
[www.brookwoodhoa.net](http://www.brookwoodhoa.net)

The Annual HOA Saturday November 2, 2024 meeting was called to order at 11:15 a.m.

**Old Business:** Appreciation was extended to Jim Koti for his service to the board last year. He was also thanked for printing 99 fliers distributed to the residents in January and printing the information for the meeting today. Karla Lanam and Tammy Wonders were thanked for helping to distribute fliers for the meeting. Bill Meurer, Vianne Westbrook, Kassity Shannon, Tom and Karla Lanam received kudos for their work this summer on the Brookwood subdivision entry way, commons areas and RV lot. Tom and Karla were the backbone of the project spending countless days on trees, shrubs, weeds and the water system. Treasurer, Bill Meurer reported that the board members hired a local businessman to repair and replace the defunct irrigation drip system at the Brookwood entry area. A round of applause to Tom and Bill for turning off the irrigation water. Bill reminded residents to blow out their personal water system and crack their yard valve open a small amount to avoid leaks in the spring

**New Business:** Nomination and election of officers

Becca Shepard volunteered to serve as president. Genella Fell moved to accept her nomination, it was seconded by Ty Blacklock. The group in attendance voted unanimously for election.

**President:** Becca Shepard

**Vice President:** Karla Lanam

**Treasurer:** William (Bill) Meurer

**Secretary:** Vianne Westbrook

**Mike Yeager:** Website designer (out of town but will assist with information updates)

**Board Members:** Alana Skinner Dustin Shannon Brenda Bachmeier Dana Martinez

**Irrigation Team:** Tom Lanam Bill Meurer Ty Blacklock Jim Koti Ken Spedding

**SAFETY ISSUES:** Street lights needing attention should be reported to the appropriate company. Residents should check lamp poles for an ID number on a placard, then contact [www.exclenergy.com](http://www.exclenergy.com) or 800-895-4999. For poles without an ID number, contact Grand Valley Power <https://etrviewoutage.com> or (970) 242-0040

**Grand Junction Leash Law:** When your dog is not on your property, it needs to be on a leash. Whether it is walking down the street, through a city park or on a local trail, dogs in GJ are required to be on a leash. (GJ city website).

Residents who wish to report a concern to the city that is NOT a 911 issue or emergency can access [www.gjcity.org](http://www.gjcity.org)

Tom Lanam will check the bottom fence area leading into the RV lot. Bill Meurer will investigate purchasing RING cameras for the RV lot.

The updated list of residents was submitted by the Treasurer. The 2024 expenditures and the projected budget for 2025 were submitted.

Only 2 residents did not pay their 2024 HOA dues, (assumed to be rentals). Residents will receive a flier December 31 reminding them the yearly \$50.00 HOA fee is due before January 31, 2025. Late fees will be assessed starting February 1, 2025.

Respectfully submitted,  
Vianne Westbrook, HOA Secretary