

Saturday September 13, 2025 11:00 a.m.

## Annual Homeowners Association Meeting

P.O. Box 40416 Grand Junction, CO 81504

[www.brookwoodhoa.net](http://www.brookwoodhoa.net)

**HOA Annual Fall meeting and Family Fun Trailer at mailboxes on Bret Drive.** Bring your lawn chair to enjoy free snacks and drinks. A quorum must be established to stay in by-laws compliance. If you cannot attend, please complete the proxy form below designating a proxy (person) to cast your vote.

### Discussion Topics:

1. Request for 1 volunteer Board Member
2. [www.brookwoodhoa.net](http://www.brookwoodhoa.net) **Read the Declaration of Covenants, Conditions & Restrictions**
3. November 2, 2025 Board Members will walk through subdivision recording resident violations
4. Increase in yearly HOA liability insurance – new company on 3/28/25, new cost \$1,966.00
5. HOA dues generated \$4,950.00 with 2025 expenditures at \$4,346.00. Difference of \$604.00
6. 2026 dues increase by \$10.00 per year (from \$50.00 to \$60.00) would generate \$5,940.00
7. Discussion & vote to approve 2026 HOA budget
8. Thank you Karla and Tom Lanam for landscape work, painting the entrance stones, continued maintenance of RV lot and Commons area and coordination of on/off water schedules.
9. **ALL** property in RV lot must be updated with Bill Meurer or it will be towed at owner's expense.
10. Contact GJ City at <https://www.gjcity.org/146/submit> to report neighborhood concerns.

### 2024-2025 OFFICERS

**President:** Becca Shepard

**Vice President:** Karla Lanam

**Treasurer:** William (Bill) Meurer

**Secretary:** Vianne Westbrook

**Website Manager:** Mike Yeager

**Board Members:** Brenda Bachmeier Dana Martiez Dustin Shannon \_\_\_\_\_

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

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### LETTER OF PROXY FOR 2025 ANNUAL HOA MEETING

I, \_\_\_\_\_ am a lot owner and voting member of the Brookwood Subdivision. I am unable to attend the September 13, 2025 Annual Meeting. I am designating \_\_\_\_\_ to act as my proxy in all voting matters presented YES or NO. I am aware of the proxy voting subject in the bylaws and affirm the above proxy complies. I understand that this proxy form must be signed and submitted to the HOA Board prior to the start of the meeting.

Name \_\_\_\_\_ Date \_\_\_\_\_

Current Address \_\_\_\_\_ Phone \_\_\_\_\_

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