



# ANNUAL BROOKWOOD HOMEOWNERS' ASSOCIATION MEETING

**Saturday September 5, 2026 11:00 AM**

Website: [brookwoodhoa.net](http://brookwoodhoa.net) Email: [brookwoodhoagj@gmail.com](mailto:brookwoodhoagj@gmail.com)

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

Fall meeting, donuts and Family Fun Trailer at mailboxes on Bret Drive. Bring your lawn chair. We must establish a quorum to maintain by-law compliance. **If you cannot attend, please complete the proxy form below to designate a proxy (neighbor or board member) to cast your vote.**

## Agenda

1. Establish quorum prior to starting the meeting
2. Old Business [www.brookwoodhoa.net](http://www.brookwoodhoa.net) Read/Review the Declaration of Covenants, Conditions & Restrictions
3. November 7, 2026 Board Members will walk through the subdivision recording and issuing resident violations
4. New Business Discussion & vote to approve HOA proposed budget and slate of officers for 2027
5. Thank you Karla and Tom Lanam for landscape work, continued maintenance of RV lot, Commons area. Thank you to Bill Meurer for filing HOA taxes, maintaining resident updates, RV Lot and coordination of on/off water schedules. Special thank you to Kathy Steven for filling the dog waste bag stations.
6. Update **ALL** property in RV lot on the form below; email, USPS mail or give to Bill Meurer by September 1, 2026
7. Water shuts off in October. Residents should blow out their irrigation systems and leave their main valve open a small amount to prevent the pipes from freezing (then bursting).
8. Residents should contact GJ City at <https://www.gjcity.org/146/submit> to report neighborhood issues or concerns.
9. Open discussion, concerns, questions, ideas from residents

**President:** Becca Shepard **Vice President:** Karla Lanam **Treasurer:** Bill Meurer **Secretary:** Vianne Westbrook  
**Website Manager:** Mike Yeager **Board Members:** Brenda Bachmeier Dana Martinez Dustin Shannon  
Jean Swinehart **Irrigation Team:** Tom Lanam Bill Meurer Ty Blacklock Jim Koti Ken Spedding

## LETTER OF PROXY FOR 2026 ANNUAL HOA MEETING

I, \_\_\_\_\_ am a lot owner and voting member of the Brookwood Subdivision. I am unable to attend the September 5, 2026 Annual Meeting. I designate \_\_\_\_\_ 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 \_\_\_\_\_

**Property Owners in RV Lot update records. Unregistered property may be towed at owner's expense.**

Lot# \_\_\_\_\_ Vehicle \_\_\_\_\_ Trailer: \_\_\_\_\_ Plate # \_\_\_\_\_

Lot# \_\_\_\_\_ Vehicle \_\_\_\_\_ Trailer: \_\_\_\_\_ Plate # \_\_\_\_\_

Lot# \_\_\_\_\_ Vehicle \_\_\_\_\_ Trailer: \_\_\_\_\_ Plate # \_\_\_\_\_

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