



Brookwood Homeowners Association
PO Box 40416 Grand Junction, CO 81504
www.brookwoodhoa.net brookwoodhoagj@gmail.com

Fall Board Meeting Minutes

Date: July 27, 2026

Location: Smokin' Oak

Call to order: 6:15

Present: President-Becca Shepard, V. Pres-Karla Lanam, Treasurer-Bill Meurer, Secretary-Vianne Westbrook, Board Members-Brenda Bachmeier, Dana Martinez, Dustin Shannon, Jean Swinehart. Excused due to work Mike Yeager.

OLD BUSINESS: Discussion of the upcoming Annual HOA Fall meeting September 5, 2026, 11:00 AM at the mailboxes. Karla arranged for the City Family Fun Trailer and will purchase donuts for the meeting. Bill reported that all 99 residents have paid their 2026 dues. Bill filed the HOA income taxes and will present the 2027 proposed budget at the Fall meeting. The Board voted unanimously to pay Bill \$50.00 for his tax services. Bill reported that the main water valve was shut off 4 times due to resident requests. Vianne and Bill are creating a list of residents new to the community. Board members will let Karla know if homes are purchased in the neighborhood so she can deliver a Welcome Gift to the new owners. This does not include new renters. Vianne will create the Fall meeting flier. Bill will create the list of rental owners for Vianne to mail fliers before August 15. Board members volunteered to hand deliver the fliers before August 15.

NEW BUSINESS for Annual Fall meeting

1. Residents will be reminded of the website, email and information available regarding The Declaration of Covenants, Conditions and Restrictions. November 7, 2026 Board Members will walk through the subdivision recording and issuing resident violations. **Read and Review CCRs at meeting.** Residents will be encouraged to check their property for possible violations.
2. Discussion & vote to approve 2027 HOA budget
3. Thanks to Bill for coordinating on/off water schedules. Thank you Karla and Tom Lanam for landscape work, continued maintenance of RV lot and Commons area.
4. **ALL** property in RV lot must be updated with Bill Meurer or parked items may be towed at owner's expense.
5. Contact GJ City at <https://www.gjcity.org/146/submit> to report neighborhood concerns.
6. Water shuts off in October. Bill will remind residents to blow out their irrigation systems and to leave their main valve open a small amount to prevent the pipes from freezing (then bursting).

NEW BUSINESS: One third (33 residents) must attend the Annual Fall September 5 meeting to achieve a quorum of voters. A basic proxy form will be attached to the Resident Letter to provide additional proxy voters. Residents using the RV lot will be asked to update their vehicle/trailer information (included in the resident flier).

HOA Website: Mike Yeager updated the website so residents can easily find the CCR. Vianne will send the July 27 Board meeting minutes and the flier for the Fall meeting to Mike to post. Vianne will send the January 2027 dues notice for posting. Residents will indicate on if they rent or own the residence and return it in the dues envelope. Meeting adjourned 6:50 PM.

Respectfully submitted,
V. Westbrook, HOA Secretary