

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, January 26, 2022 @ 5:30 PM
Virtual Meeting

Call to Order. Scott Conner, President, called the meeting to order at 5:32 p.m.

Board Members Present. Scott Conner, President; Joe Nortnik, Secretary/Treasurer; Doug Garrick, Vice-President; and Christine Sartoris, Community Association Manager.

Member Input. No members were in attendance. Doug did comment on perhaps looking into the shared utilities such as cable and solar. He will conduct more research.

Approval of Previous Minutes – October 26, 2021 with no corrections, the October 26 meeting minutes stand approved.

Financials – Christine provided an overview of the period ending December 31, 2021. Total cash at end of year \$32,725. With overall expenses less than budgeted for the year by approximately \$5500, although all landscape maintenance bill may not have been received, the recommendation to the Board was to fund the reserves as budgeted.

Joe moved, and Doug seconded a motion to fund the reserves as budgeted with a total in reserves of \$4320. With no objection, motion carried.

Old Business

Landscape Maintenance Contract. Board reviewed landscape maintenance contract. With no objection, the board approved the landscape maintenance contract with Dynamic Hardscapes.

Reserve Study. Reserve company has been notified and will be onsite February 4th. Christine will meet with the engineer to provide access to the pumphouse and answer any additional questions.

Plant replacement project. Dynamic Hardscapes to be reminded of the project for spring regarding the tree and shrub replacement.

Repairing area affected by ground erosion (near 1870 and 1880 Wellington). Scott followed up with Erik as of the date of the meeting was not provided any additional details.

North side Drainage Update. Drainage notes were retrieved from the City of Grand Junction. The as-builts appear different than the original notes and design. Will continue to investigate. However, involving an engineer to determine the best mitigation strategies was recommended to move forward so the Association could address the issue.

Ongoing Policy Review and Update on Approved Policy and Bylaw Changes. The Maintenance Policy and the Bylaw amendments are currently under attorney review.

New Business

The Brickyard at Wellington Development Joe Nortnik and Christine Sartoris will serve on the Architectural Review Committee until volunteers can fill the role. Architectural approval will be required for any new homes built moving forward.

Election of Officers The Board unanimously elected the following positions--Scott Conner, President; Joe Nortnik, Secretary/Treasurer; and Doug Garrick, Vice-President.

Bank Signatories Previous management company closed the account at Bank of the West. No changes to the signatories at Alpine bank. No action necessary.

Board Meeting Schedule The Board will move to an every other month schedule and when necessary. Last Wednesday of the month. Next meeting will be March 30, 2022 @ 5:30 p.m. and will be continued to be held virtually.

Executive Session—An executive session was called to discuss legal matters and negotiate CIC Management Contract. The meeting adjourned at 6:20 p.m.

The meeting was reconvened at 6:45 p.m.

Contract Negotiation. The Board unanimously agreed to approve the CIC Management Solutions contract for 2022.

Legal Matters. The Board unanimously agreed to engage the services of the Association's attorney to protect the Association and its interests while the estate of Ted Matin is in probate.

Adjourn. With no further business to discuss, the meeting adjourned at 6:45 p.m.