

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, May 25, 2022 @ 5:30 PM

Virtual Meeting

Call to Order. Scott Conner, President, called the meeting to order at 5:37 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 member input.

Adoption of Previous Minutes – March 30, 2022 with no corrections, meeting minutes stand as written.

Financials – Christine provided an overview of the period ending April 30, 2022. Total cash at end of period \$34,277 in the Operating Account, and \$4320 in the Reserve Account. There were five delinquent accounts. Christine noted the empty lots are now being billed. Scott asked about collecting on delinquent accounts and it was noted a statutory lien is on these properties. There is a pending CO law which may change how the HOA handles delinquent accounts in the future.

Old Business

Plant replacement project. Project is underway and expected to be completed today pending minor clean up. Approximately 67 plants were replaced and 7 trees. Four new plants and associated irrigation were installed in the common area behind 1870/1880 Wellington.

Repairing common area affected by ground erosion (near 1870 and 1880 Wellington) Repaired and replaced fence, filled sink holes, removed approximately half of the sod, rearranged sprinklers, replaced some sod, replaced concrete edging, installed a drain. A drainage issue remains with standing water in low spot. Dynamic Landscape suggests installing another drain to ensure we don't have additional soil settlement and movement issues. There appear to be new soil settlement issues behind 1880, in front of 1795 and 1820.

North side Drainage. No proposal yet from any of 3 engineering firms that were sent request for proposals.

Policy Review. Bylaw changes are complete and latest are posted on the website. Finalization of Care and Maintenance policy is on hold pending CC&R amendments that allow HOA to perform routine maintenance on owner's property.

Member notification of Board meetings. Meetings show up on HOA calendar for entire year as posted in January. Agenda is posted week of the meeting with a link to sign up for the meeting. Per governing documents, no other notifications are required to membership. Board agrees communicating with members regarding outcomes. Christine recommends bullet points communicated after every board meeting.

New Business

Dog Waste Station. Purchasing two. Locate one below double-faced sign in detention pond area facing grass area. Locate second on mailbox structure. Purchase both without posts.

Short Term Rental. Changes to terms requires modification to CC&R's. Current governing documents are silent on length of rentals. "Guidelines for Neighborhood" approved by board on 5-5-2021 unenforceable since it effectively modifies CC&R's without owner vote. Owner must get permit from City of GJ to do short term rentals. Currently no short-term rentals in Brickyard. Board agrees to consider adding short term rental restriction to CC&R rewrite in fall.

Garage Sales. Discuss adding parameters such as hours, single household. Current governing docs don't prohibit. Board preference not to have them. Board agrees to consider adding garage sale restriction to CC&R rewrite in fall.

ACC Architect. Christine talking to two architects. Adding one person complies with governing documents for three members. Section 22 of CC&R's protects them from liability. Expect proposals soon.

Compliance (Trash Cans, Empty Lot). Falls under Nuisance in CC&R's. Follow up with owners still not in compliance. Christine to send postcard to resident (renters) to request trash cans be placed inside. Partially developed lot looks much better, grading better, berms removed, equipment removed, building materials relocated, rebar capped but concern that there is still a safety issue at the site.

Executive Session—An executive session was called at 7:03 to discuss legal matters regarding the estate of Ted Martin.

The meeting was reconvened at 7:15 p.m. No decisions were made in executive session.

Adjourn. With no further business to discuss, the meeting adjourned at 7:21 p.m.