

2022 ANNUAL MEETING MINUTES

Brookwillow Village Condominium Association

May 10, 2022, | 3:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

Management	In Attendance	Proxy
Mark Shoberg	Marc Fiot and Rikki Cook	Nikki Passarelli
Cayce Benton	Janell Gear	Fred Binggeli
	Debbie and Guy Thomas (GLT Properties) five properties	
	Becca Greene	
	Albert Guerrero	
	Brad Humphrey	
	Stephine Sloan	

With two proxies received and eleven homeowners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself (herein referred to as Mark S) as the Bray HOA Management and Cayce Benton introduced herself as Bray HOA assistant manager.

Debbie Thomas and Stephine Sloan introduced themselves as the current board members.

Approval of Previous Years' Minutes

Mark S announced that last year's minutes were straightforward as it was a COVID year, and the meeting was done by proxy. Mark S. reviewed the 2021 minutes and then called for a motion to approve the 2021 Annual Meeting Minutes.

Motion: Debbie Thomas

Second: Brad Humphrey

The approval of the minutes was passed with all members present.

Discussion on old/new Business

Mark S. opened the discussion for old and new business.

- Mark S. discussed some history of the association
 - Was supposed to be a part of larger association to the south
 - Senergy decided it would be more beneficial to them to build their own association
 - There will be no new growth to the Brookwillow Village Condominium Association
 - Mark S. discussed the quarter acre of shared land agreement that the association had with Senergy and how it was supposed to have parking spots that would benefit the both the condo and village associations.
 - Since Senergy is now building their own association the parking spaces will not benefit the condo association
 - Senergy will pay \$40,000 for this quarter acre of land
 - Have discussion and vote today
- Discussion on support of the land deal with Senergy
 - Part of deal is that Senergy will make a trash enclosure on the north side where the dumpster is now. This will be equipped with a gate code
 - Pay association \$1,000 per year for irrigation maintenance
- Discussion on the dumpster
 - One member inquired if there had been any fines issued for illegal dumping in the dumpster?
 - Mark S. explained that the COA could only fine people in the association (not outside the association) and that in Colorado there is not much that can be done about this issue without taking people to court for trespassing
 - One member inquired about getting cameras or fake cameras and signs
 - Mark S. explained that these usually do not work, as they typically get stolen
 - Association pays around \$10,000 per year in dumpster fees and trash removal
 - The question was asked when the enclosed dumpster was projected to be completed?
 - Mark S. explained that it would be at least 2 years, but will request it be done as soon as possible
 - Motion to move forward to and approve the MOU to work with Senergy on purchasing that .23 acre of land for \$40,000.00, build trash enclosure within a two-year period, and still pay association \$1,000 per year for irrigation.
 - 1st Debbie Thomas
 - 2nd Janell Gear
 - None opposed
- Discussion on Decks
 - keeping an eye on the condition of the decks in building 2476
- Discussion on Zero-scaping
 - Mark S. suggest that the COA use some of the funds they will be receiving to Zero-scape the lawns to save money on water, sprinkler repairs.
 - Crushed rock and weed barrier
 - Save around \$10,000 per year Minimum
 - Do not recommend Trees
 - What about the bushes

- Drip lines were cut a few years ago due to concrete work that was completed. Valves have been shut off and there is no way to water this vegetation.
- Mark S. will get bids for Zero-Scaping
- Discussion on stucco
 - Most likely will be a special assessment
 - Around 5 years out
- Discussion on dog poop company
 - Spend less than \$100.00 per month
 - Collect fee from dog owners for dog waste policy
- Maintenance issues once we have the money from the sale of the land
 - Stairwells and stair treads need to be painted
 - Gutters need to be cleaned and looked at
- Discussion on concrete starting to crack on stairs and landing upstairs on 2474. The Board concluded that this is not a safety issue at this time and due to expenses, these repairs will have to wait.

Budget

Mark S. opened the discussion on the 2022 budget

- Need to increase monthly dues
 - Debbie T. the HOA president suggested that the dues be increased to \$200.00 per month with an increase next year as well because there is never enough funds for regular maintenance
 - Mark S. discussed that HOA needs to keep up with Inflation
- The question was asked what the reserve amount is on the budget?
 - CCOIA recommends a 10% of gross towards reserves
 - Mark S. explained that the reserve account is for emergencies
 - The reserves account has been paying the HOA's bills
- The question was asked why did snow removal cost quadruple?
 - Mark S. explained that it was a bad snow year
 - Paid by snow removal trip
 - Let us know if there is ice and we can get a contractor out there to either get ice melt down or chip it away
 - We can provide ice melt or kitty litter in the winter for homeowners to scoop out immediately if there is Ice.
- Discussion on what homeowners is responsible for:
 - Air conditioner (licensed contractor required)
 - Windows, doors, screen doors, or skylights
- The question was asked what would the dues increase cover?
 - It was explained that dues increase would cover the bills and the bills that need to be paid
 - Mark S. stated that after this month's bills are paid the HOA will have \$82.00 in the operating budget.

- There was a motion to approve an increase of the HOA monthly dues to be \$200.00 per month effective July 1, 2022
 - First motion Janell Gear
 - Second motion Stephine Sloan
 - None opposed
- Mark S. recommended an increase in dues to \$210.00 monthly in 2023

Elections

Mark S. stated that there was one open position for a board member for a 3-year term.

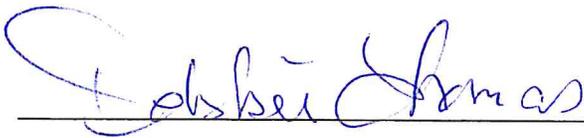
- Brad Humphrey was nominated to serve on the board of directors
 - First motion: Debbie Thomas
 - Second motion: Rikki Cook
 - None Opposed

Adjournment

With no further business to discuss, Mark S. called for a motion to adjourn the meeting.

Motion: Debbie Thomas
None opposed

The vote was unanimous. The 2022 Annual Meeting was adjourned at 4:52 p.m.



Signature



Date