

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

2021 Annual Meeting Minutes

Thursday, February 25, 2021, at 5:30pm

Call to Order

The Brickyard at Wellington Homeowners Association held their 2021 annual member and budget ratification meeting on Thursday, February 25, 2021. The meeting was held virtually, via Zoom conference call. The meeting was called to order at 5:32pm by Carrie Grubbs, community manager with Monument Management.

Announcement of Quorum

Quorum requirement for the meeting is 20%, or seven lots. Quorum was met with four owners present and eleven by proxy, for a total of 15 lots represented.

Special note regarding quorum: Quorum for this meeting is 20%, as that is the required quorum when the governing documents are silent. After the Bylaws are adopted, the quorum will be 25%.

Community Review

Carrie provided a brief overview of the Association, sharing the HOA is a non-profit corporation, covenant-controlled community. The Association is governed by the Colorado Common Interest Ownership Act, state and local law, and the HOA's Plat Map, Declaration, Articles, Bylaws, and Policies (collectively referred to as *governing documents*).

Governing Documents – Proposed Bylaws, Amendment

Bylaws (New)

The Association is required to maintain Bylaws, which provide policy and procedure for conducting its day-to-day business. The proposed Bylaws have been drafted to comply with the HOA's Declaration, Colorado law, and best practices.

Declaration Amendment – Short-term Rental Occupancy

The Board has proposed an amendment to the Declaration to prohibit short-term occupancies. The HOA currently does not restrict or place special conditions or requirements on leases. The board's proposal is to protect against vacation-type rentals. Should the amendment not pass, the new board may re-evaluate the proposed amendment and resubmit to the members for vote.

2020 Expenditures & Financials

Year-end operating account balance is \$21,581.40. The 2020 income was \$37,196.31, expenses were \$28,212.72, resulting in net income of \$8,983.59.

2021 Budget and Member Assessment

The board-approved 2021 budget has set the monthly assessment at \$100.00. Carrie provided a review of the anticipated expenses. Jim Stone motioned to ratify the budget, Paul Ericson seconded, and the motion carried unanimously.

Monthly assessments are due on the first day of each month and considered delinquent and subject to late fees if not received by the 30th. Carrie reminded owners to please allow for mail delays.

2021 Election of Board of Directors

Per the Association's (proposed) Bylaws, the community is to be managed by a board of three (3) directors, each serving a three-year term. The current directors are Ted Martin of Evergreen Mesa and Erik Olson of Dino Build. Ted Martin will continue to serve while the community is Declarant-controlled, with two open seats to be filled by Association members (owners).

The election was held for two open seats on the Board. Homeowners Janice LeFrancois and Jim Stone have volunteered for the Board. As there were no other nominations, and the election was uncontested, Steve Cline motioned to approve owners Jim Stone and Jan LeFrancois to each serve a three-year term on the Board of Directors. Paul Ericson seconded the motion and it carried unanimously.

Committees

If you are interested in helping your board by volunteering to serve on a committee, please contact Monument Management. Committee options include Architectural, Landscape, Irrigation, Social, Compliance, etc.

Covenant Enforcement

Covenants and restrictions are outlined in the Declaration. The Policies further define applicable processes, fees and fines. Monument Management performs drive-through inspections monthly. Carrie asked owners to contact the management company with any potential covenant violations, as the brief inspections may not allow for proactively addressing a matter of compliance. If there is a parking issue, please contact the police, as well.

Carrie shared a reminder the canal company maintains a strict no-trespassing policy for the canal road area. Please refrain from using this area.

Adjournment

There being no further business to discuss, Jim Stone motioned to adjourn the meeting. Steve Cline seconded the motion and it carried unanimously. Meeting was adjourned at 7:00pm.