

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

with Monument Management

PO Box 509, Fruita, CO 81521 | (970) 812-3862 | TheBrickyard@MonumentHOA.com

Board Meeting Minutes

Date: 3/3/2021 **Call to Order:** 1:02 pm

Attendance via conference call:

Carrie Grubbs, Monument Management

Jim Stone, Brickyard Homeowner

Jan LeFrancois, Brickyard Homeowner

Ted Martin, Developer and current Board Member – Joined towards the end of the meeting

Approval of Agenda: The agenda was unanimously approved as distributed.

Approval of Minutes: No prior Minutes, this is the first meeting

Agenda:

Follow-up items indicated with **

1. Election of officers
Discussion concerning availability for duties.
President = Jim Stone
Vice President = Ted Martin
Secretary/Treasurer = Jan LeFrancois
Expenses to be sent out monthly by Monument Management for approval by the Board
Note: Jan may only available for only the next 5 months
Vice President = Ted Martin
Ted will step down at 75% of homeowner membership this is 36 homeowners. Currently there are 33 closed sales.
2. Plan to review Bylaws, Guidelines
Discussion of amount of Homeowner members that are needed to meet quorum and approvals. At present with 33 members, the smaller numbers for approvals could create scenarios that make changes to Bylaws and rules that could impact functionality of the HOA and Board.
Discussion and possible approval will continue in the next meeting.
3. Formation of committees
Architectural is the only position as needed in the HOA docs. Paul A. has expressed an interest. After discussion with Paul, he may be appointed by the Board
** a current request for a fence has been by new owner at 1840. Fencing to restrict small child and dog.
Other suggestions for Committees: Social, Compliance, Irrigation

4. Consideration of increasing board members
Discussion about increasing to "5-7 Board Members". This could be clarified in the By-Laws
5. Community signage
No Outlet sign – city was contacted and a change to make it more visible may happen
** Carrie to send out information on a Community sign with glass doors. Restrict usage to HOA and Community notifications. Not for personal usage, sales, services, etc.
6. Canal restrictions
Discussion around potential Liabilities. Suggested discussing with an attorney, perhaps a 1 – 1.5 hour. Cost \$275-300. per hour Consultation to start. Providing a plat map and pictures in advance will help him understand the areas in question.
Potential to add signage about 'no trespassing', fencing, private property, etc.
7. Member access to board members
Email - Use of existing email account or creation of a new email for using
**Carrie to follow-up on email possibilities. For example, PresidentBrickyard@gmail.com
8. North side irrigation water
Lots of discussion around usage and comparing North side to South side irrigation use for limited and common areas. Agreed to review the data usage for several North side homeowners and check rates for City of GJ water and sewer.
** Follow-up with Linda Afman to see what information is provided to Homeowners at Closing when original ownership is takes place.
** Future discussion will be needed as ownership transfers in resale Closings

Additional Items:

** Bank account to be switched to Alpine Bank. Board members Jim Stone and Jan LeFrancois to be signers.

Ted agreed to Vice President position on the Board

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Agenda for Next Meeting: TBD

List the items to be discussed at the next meeting:

Adjournment

- Meeting closed at 2:35pm MT
- Next meeting on Wednesday, 4/7/2021
- Board Meetings to be scheduled for the first Wednesday of each month.

Minutes submitted by: Jan LeFrancois, Secretary

Approved by: