

Brickyard at Wellington Owners Association Monthly Update  
February 2023

Happy New Year to all. The current Board met on January 25, 2023, and organized for the for the upcoming year. We are on the way to get our governing documents, more streamlined and cohesive so that our community operates the way we, as a group, want. Our current monthly assessment only pays for very limited services such as maintenance of landscaping outside of all completed units, legal expenses, management company fees (which are less with Bray & Co than the previous management company), signage, the mailbox structure and other very limited designated “common areas”. We can keep it that way or make changes to the governing documents and increase the monthly maintenance fees to cover additional services that owners may wish the Association to provide. Getting a system in place that matches up these desires, assessments, and the governing documents is the primary goal of the Board in 2023.

You will soon receive additional communication from the Board outlining what is in place now, and what needs to be clarified or made consistent. In addition, questions regarding what maintenance and repair responsibilities you would prefer remain as individual expenses and what you wish to see paid through HOA assessments and contracts for these services administered by the HOA.

<b><u>Board Officers for 2023:</u></b>	President	Scott Conner
	Vice-President	Doug Garrick
	Secretary-Treasurer	Karen Stall

We owe a huge “thank you” to Joe Nortnik for serving on the Board of Directors and the Architectural Control Committee for two years. Joe, thank you for your dedication to the Association and helping us get through some rocky times. Without the volunteer efforts of people like Joe, our community association and architectural committee cannot function.

Board terms are for 3 years. Scott will be finishing his 3-year term in December, 2023. Doug will complete his initial term in December 2024. Karen was just elected to the Board and her term does not expire until December 2025. Scott’s goal, as continuing President, remains getting the Association on a good foundation so that it can essentially be on auto-pilot for a few years to come. 2024 should be a good time to join the Board . . . think about it.

**2023 Board Meetings:** Mark your calendars for the 2023 Board Meetings each beginning at 5:30 pm and generally lasting until 6:30 pm. All are welcome to attend. Each meeting opens with a time for Member Comment. We’d love to hear from you. Remaining 2023 dates are: March 22, May 24, July 26, September 27, and November 15. It is anticipated that an annual meeting of owners will be held again in December. If necessary, the annual meeting could be scheduled earlier. We will try to have an in-person attendance option for the annual meeting. Board meetings will continue to be conducted online. Please let Karen Stall, 719.964.2869, know if you wish to attend and are unable to do so online so an alternative can be developed. The meeting

agenda and the link to join the virtual meeting is generally posted on the Bray website under “meetings” about a week in advance.

**Architectural Control Committee:** BWHOA needs YOU! The HOA cannot function without an Architectural Control Committee to review architectural requests for new construction, changes to the exteriors of owner’s units and the surrounding areas outside of their units. We currently only have 2 members, neither of which are owners and we really need 3 on the committee. Generally, the ACC meets when necessary and there are requests to review. In the past we have seen less than ten requests per year. Please contact Doug Garrick at 1720 Wellington Ave , Phone 970.822.2958 if you are interested in helping. Our goal is to respond to homeowner requests in a 2-3 week time frame so we don’t hold up our fellow owners in making improvements which benefit the entire community.

**Financial Overview:** The Board agreed to move \$5000 of revenues into the reserve account to pay for future maintenance, repair, and replace responsibilities. Although, this will reduce the balance of funds in the operating account, the Board felt it is necessary to continue increasing the reserve fund even though there is a corresponding decrease in the balance of our operating account. The Board felt the balance in the operating account is sufficient to absorb the transfer of \$5000 from our operating account to the reserve account. In 2022, there were expenditures which totaled \$15,000 over budget. These largely were split between engineering and construction costs to correct the Northside Drainage issues, the reserve study and engineering consulting primarily for the east-side erosion problems, and increased legal expenses as we discovered inconsistencies and contradictions in the HOA’s governing documents and actual practices.

**Northside Drainage:** Two rainstorms after the earth moving work on the northside of the property have not shown prior problems on significant mudslides into northside backyards or the retaining wall. This item will be removed from the monthly update list hopefully for good.

**Pending Changed Policy & Procedures for Dues Collection and Covenant Enforcement:** Changes to Colorado HOA laws took effect on January 1, 2023. In response to the law changes, the Board adopted two new Association Policy & Procedures. The first is for Dues Collection and the second for Covenant Enforcement. Both policies are subject to a member comment period through February 28, 2023. If no member comments are received which recommend changes to the Board adopted procedures that are also compliant with the new HOA law, HB 22-1138, then the board adopted policy will go into effect. If there are substantive comments which comply with the new law, then the Board will determine whether the recommended change should be incorporated in the Board approved draft and become part of the final Association policy and procedure on either or both topics. Please send any comments to Karen Stall, Board Secretary, at 1730 Wellington Ave, 81501 or by email to [karen.stall.atty@gmail.com](mailto:karen.stall.atty@gmail.com) no later than February 28, 2023. Both Board drafts are available for your review at [www.bray.hoa.com](http://www.bray.hoa.com) under the Brickyard at Wellington site on the governing documents page choosing the option for Draft Policies indicated below:

## **Draft Versions of the HB 22 1137 Compliant Policies:**

[Covenant Enforcement Draft](#)

[Dues Collection Draft](#)

**Continued Voting for Amendments to the Governing Document Covenants, Care, & Restrictions:** At the December 2022 Annual Meeting, the Board put forth an amendment to the existing CC&Rs to:

- **Rentals.** To prohibit nightly rentals and set 30 days as the minimum rental period.
- **Garage Sales.** To prohibit all garage sales within the community.
- **Trash cans.** To give BHOA the authority to require trash cans to be stored out of sight except when cans are briefly at the curb for collection.

Members may register their votes in writing by contacting Karen Stall at 1730 Wellington Ave, 81501 or karen.stall.atty@gmail.com or by sending a note to our Association manager at hoa@brayandco.com stating whether you are voting in favor of or disapproving the proposed amendments to the covenants, conditions and restrictions. The text of these amendments is available on the Bray website and was sent to you in December as material for the annual meeting