

2022 ANNUAL MEETING MINUTES

Brickyard at Wellington Homeowners Association

December 19, 2022 @ 5:30p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, Bray HOA

In Attendance Board	Proxies	Management
Jim Stone		Mark Shoberg Bray HOA
Karen Stall		Manager
Ericka Jannin (2 lots)		Cayce Haren Bray HOA
Doug Garric	Two proxies received	Assistant
Paul Erickson		
Scott Conner		
Rob Witt		
Joe Nortnik		
Justin Anderson		

With two proxies received and 10-unit owner's present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as the Bray HOA Manager.
Cayce Haren introduced herself as one of the Bray HOA assistant Managers.

The Board introduced themselves:
Scott Connor HOA President.
Joe Nortnik HOA Secretary/Treasurer
Doug Garric HOA Vice-President.

Approval of 2021 Minutes

First motion: Karen Stall.
Second motion: Doug Garric.

None opposed.
2021 minutes Approved.

Discussion: 2022 Budget Review

Mark S handed this discussion over to the board.

- Scott Connor went over the end of year projections for 2022
 - These projections are for what was budgeted except:
 - Association management services due to having to pay both companies for one month during the transition phase

- Legal services- advising on change of estate, governing documents, soil subsidence issues, and potentially filing construction claims against the estate.
- Exterior maintenance and repairs, budgeted \$800.00 and we are almost at \$10,000.00 due to repairs on north side drainage issues, repairs to common areas
- Engineering and Architectural services didn't budget for this but anticipate about \$5,500 dollars for those by the end of the year. Costs for guidance on northside drainage issues and subsidence issues on the east side of the property.
- Expect to just break even this year
- May not have money this year to add to reserves, board will monitor financials in January and make final decision then.
- Scott went over the operating and reserve account balances
- The question was asked what the difference was between landscape contract and landscape improvements
 - Landscape contract is month to month contract: mowing, aeration, and fertilization.
 - Landscape improvements are plant and tree replacement and repairs to irrigation.
- The question was asked if the budget will be changing?
 - The board responded that if something major changes then the board would update the owners, but the budget gets ratified and adopted as is at the annual meeting

Discussion on Proposed 2023 Budget

Mark S opened discussion on the proposed 2022 Budget.

- Scott Connor went through the Proposed 2023 Budget
 - Budget is based on \$110.00 per month
- The question was asked when the last time the landscaping contract had been bid out, and if the budgeted amount is a decent amount.
 - The board responded that the contract had not been bid out for at least the last two years and the budgeted amount is based on past contracts.
 - Mark S explained that due to inflation landscaping contracts keep getting more expensive.
 - The board will be bidding out the landscaping contract in 2023 as it is currently a year-to-year contract

Mark S announced that the way that the association bylaws read that is unless 80% reject the budget it is automatically adopted.

- There was not 80% of members rejecting it.
- The budget is adopted unanimously

Discussion on Proposed CC&R amendment changes

- Scott Conner Discussed the three changes that are being proposed:
 - Rental Length and short-term rentals
 - Garage sales
 - Trash cans regarding removal and storage
- The question was asked if there are any city laws regarding the short-term rentals
 - No current laws
 - This is preemptive steps
- Discussion on if 30 days is the right length for short-term rentals
 - Board decision
 - Mark S mentioned that nationally 30 days is the average length due to rentals going month to month after an initial term
- Discussion on corporate rentals
- Mark S discussed that once the amendment is made the board can then create policies that piggyback off the amendment
- Discussion on either voting on the CC&R amendments tonight or continue sending out the proxy and keeping the vote open until next annual meeting.
 - Vote will be kept open until next annual meeting for the final vote
 - 10 owners in support of CC&R amendments
- Discussion on enforcement of Community Guideline
 - Currently the guidelines contradict the CC&R's
 - The guidelines need to be worked on to be congruent with the CC&R's
 - 2023 project

Elections

Joe Nortnik resigned from the board so there is one board position available to fill.

Karen Stall

1st nomination: Doug Garric

2nd Nomination: Jim Stone

None Opposed

Discussion on Community Priorities

- The Board and Bray need to work together to iron out the financials from previous management company

- Change CC&R's
- Define maintenance areas
- Define what HOA is responsible
- Vacant lots get built out
- Plant replacement
 - Island area at the end of the cul-de-sac
- Discussion on east-side drainage areas being homeowner responsibility
- Discussion on if the land around new development lots of common ground will be.
- Discussion on the difference between deeded and common elements
 - This will be addressed in 2023
- Discussion on Joe Nortnik resigning and needing an ACC Chair
 - Discuss with community
 - Board stated that they have an architect in place to assist with new builds

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.

No one present objected to the close of the meeting.

The 2022 Annual Meeting was adjourned at approximately 6.38 p.m.



Signature

11-30-2023

Date