

2024 ANNUAL MEETING MINUTES

Brickyard At Wellington HOA

Friday December 5th, 2024, 640 Belford Ave Grand Junction Co 3:00pm

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:00pm.

In Attendance

Paul Ericson
Douglas Garrick
Melody Potts
Robert Ellingson & Jan Ellingson
Karen Stall

Proxies

6 proxies
received.

Management

Mark Shoberg HOA
Manager
Nicholle Machen
HOA Agent

ZOOM
Rob Witt
Justin Anderson
Scott Connor

With 6 proxies received and owners from 8 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager

Nicholle Machen introduced herself as the HOA Agent

The Board introduced themselves:

Doug Garrick, HOA Vice-President

Karen Stall, HOA President

Approval of 2023 Minutes

First motion: Doug Garrick

Second motion: Paul Ericson

None opposed.

2023 minutes were approved and will be signed by Karen Stall as Association President.

Old or New Business

- Karen discussed the ongoing efforts to address defects in the original CC&Rs, which were created by the previous developer and submitted to the county. Currently, the triplex units only include deeded property on margin of unclear dimensions outside their exteriors, while the duplexes encompass both yards and the area from the front of the house to the curb.
- A significant challenge remains regarding the identification of easement lines, which has impacted the collection of dues and management of repairs. The board is working to develop and adopt amendments to the current CC&Rs to clarify what areas surrounding triplexes are limited common elements and what areas throughout the development are maintained by homeowners and which are maintained by the HOA. An attorney who is experienced in HOA law is drafting proposed amendment to the CC&Rs which we expect to be finalized by the new Board for presentation to the membership. Past attempts to reach a

quorum for the adoption amendments to the existing CC&Rs have been unsuccessful, leading to some policies being documented but unenforceable for the time being.

- The HOA currently oversees 10 undeveloped lots with no progress on their development. Efforts are ongoing to engage these property owners hopefully have the additional lots built and occupied.
- The addition of multiple changes to the CC&Rs increases the difficulty of their approval. The board aims to define these areas more precisely as designated limited common areas.
- Currently all even numbered properties on Wellington Ave through number 1860 use City water which is billed to individual homeowners. Others, including all on the south side or south of Wellington Ave which are again borne here is paid for by the HOA. The irrigation water itself is a small expense to the HOA but has recently greatly increased maintenance costs for the pumping system which are currently paid by all members through HOA dues. Additionally, the irrigation system layout on the north side does not have owners necessarily being charged solely with water used on the portion of the property they are responsible for maintaining. Options could include reimbursing water bills for fairness or potentially rerouting water lines. The board is evaluating the possibility of separating dues for the north and south sides. To address the water usage challenges between the two sides, the board is also considering xeriscaping initiatives. Separating dues for irrigation expenses would require an amendment to the CC&Rs, which would need to be approved through a membership vote.
- Rob Witt also raised the topic of a restriction on short-term rentals in the community, specifically those lasting no more than 60 days. The board enacted a Board policy against rentals of less than 60 days which the Board feels is well supported by the current CC&Rs. However, because the current CC&R restricts the usage of units to families for residential purposes rather than specifically prohibiting short-term rental of units, enforcing a Board policy is usually cost prohibitive. A specific ban on short term rentals in the CC&Rs is much less likely to be challenged in Court and more likely to be enforced by a Court with much less litigation expenses.

Budget

- The monthly dues will be increased by \$7 to account for anticipated additional expenses.
- Homeowners should plan for the increased costs associated with irrigation, which are expected to rise.
- Legal expenses are projected to be significantly higher due to the process of updating the CC&Rs. Additionally, an increase in utility costs from Xcel Energy is anticipated due to inflation.
- The HOA has also requested services to monitor ACC submissions. The ACC committee currently has two volunteers.
- Routine trench cleaning maintenance on the northern rock wall is estimated at \$5,000. While it is expected to be less costly than in previous years, some work on the north side may still be required. The HOA is responsible for maintaining the barrier wall, which has experienced overflow. Under the CC&Rs, the HOA is also responsible for drainage, making the upkeep of this trench essential.
- HOA insurance costs have increased by \$6,000 for 2025. It is expected that, with fewer companies insuring entire HOA communities, in the next few years, it will not be feasible for the association to continue to provide property and casualty insurance for all homeowners. If and when that occurs, the Association would continue to insure the common elements of the development and individual owners would insure their units and outdoor areas for which they have maintenance responsibilities.

Discussion/2025 Budget Review

Motion to approve the budget for 2025 as drafted.

First: Doug Garrick

Second: Melody Potts

There are two proxies voting against the 2025 proposed budget. Eight votes present and all other proxies approve the budget.

Budget is approved.

Elections- Secret Ballot

Nominations:

Doug Garrick, Melody Potts, and Lata Ramachandran

Motion:

Second:

None opposed.

The rest of the votes came in and there is a tie between Melody Potts and Lata Ramachandran. Under the Association governing documents, the Board break the tie and determine who will be offered the third seat on the Board. The Board will also determine which Board Member is filling the full term 3-year slot and who is filling the remaining 2 years of the second open seat. The membership will be advised of the Board's decision shortly after its finalization.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:58 pm.

Motion: Doug Garrick

None opposed.

The meeting adjourned at 3:58 pm.



Signature



Date

