

# 2026 Brickyard at Wellington Annual HOA Meeting

Thursday, November 19, 2026, at 4 PM

Available Online Only at <https://zoom.us/>

Meeting Code: 889 2011 5277 Passcode: 242245

## Notice

**Dear Brickyard at Wellington Association Owner/s:**

**Notice:** The Brickyard at Wellington Owners Association has scheduled their Annual Meeting for **November 19, 2026, at 4 PM**. The meeting will be held online. Instructions are included in this Notice.

**Election:** The Association needs to elect one Member to the Board of Directors for a three-year term. The term of Melody Potts expires at this meeting. If you are interested in volunteering for the Board, please notify HOAServices prior to the meeting at [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com). You may also volunteer or be nominated at the meeting.

**Online Access:** The meeting will also be available online at Zoom.us:

**The Meeting ID # is 889 2011 5277 and the Passcode is 242245.** To join the meeting, type “zoom.us” into your URL and then click on “Join a Meeting” in the upper, right-hand corner of the web page. You will be prompted to then enter the Meeting ID #, followed by the Meeting Passcode.

**Proxy:** If you are unable to attend the annual meeting, **please return your completed proxy** (enclosed) to HOAServices at 607 S. 7<sup>th</sup> St. Grand Junction, CO 81501 or by email at [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com). If you plan to mail the proxy, we must receive it at least 24 hours prior to the scheduled meeting.

Returning your proxy will help the Association achieve quorum and conduct scheduled business. *Thank you in advance for returning your proxy if you are unable to attend the meeting.*

**Budget:** There is a proposed dues increase. Review the budget and if you have any questions or concerns, they will be discussed at the annual meeting. Send additional inquiries to [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com).

The Board of Directors  
& Your HOA Mgmt. Partners

**2026 Brickyard at Wellington Association Proxy**  
**PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!**

**Quorum:** I (Print Full Name) \_\_\_\_\_ APPROVE  
my Proxy to be counted toward achieving quorum.

**Budget:** I am casting my vote on the proposed budget.

Yes: \_\_\_\_\_ OR No: \_\_\_\_\_

**Election:** The Association will be voting for one member to be elected to the Board of Directors. Use this portion of the Proxy as a ballot to nominate and vote for the member of your choice. The Vote shall be concluded at the Annual Meeting. All Owners Must have their Dues Paid in Full Prior to the Meeting to Serve on the Board.

I Nominate \_\_\_\_\_ to serve on the Board of Directors

**For the Proxy to be Valid, this Section Must be Completed**

Member Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Member Address in the HOA: \_\_\_\_\_

Member Signature: \_\_\_\_\_

Cumulative Voting is not permitted.

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**How to Assign Your Proxy to Another Person or The Board to Represent You**

Do Not Fill Out if You Plan to Attend the Meeting in Person

The undersigned member of Brickyard at Wellington Homeowners Association, assigns either the Board of Directors as my Proxy or (insert proxy's name); \_\_\_\_\_ of Colorado to represent me, because I cannot attend the Annual Meeting. This Proxy shall remain in effect until the meeting is concluded **Fill in "The Board of Directors"** if I am not able to attend the Annual Meeting and want the Board to direct my vote. I will complete and send in this written Proxy via mail or email to [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com).

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## AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 25% (12 proxies/Members)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at [www.hoaservicesco.com](http://www.hoaservicesco.com) – Brickyard at Wellington – Meetings – Minutes for your review. Please review these minutes beforehand if you wish to discuss any matters pertaining to this meeting.
5. New Business/Old Business
  - Discussion of Declaration Amendment to clarify language concerning limited and general common elements.
6. **Budget:**
  - There is a proposed dues increase to cover the increase in Hazard/Master Insurance.
  - The Budget is ratified by the Board of Directors and approved at the Annual Meeting, whether or not quorum is present, in accordance with the Declaration, Art. III. Section 6.
7. Annual Election: One Member is Needed to Serve on the Board of Directors
  - A. Proxy or Nominations from the Floor
  - B. Voting
  - C. Announcement of the New Board of Directors
  - D. Close of Election
8. Adjournment

# The Brickyard at Wellington Association

## 2027 ANNUAL BUDGET - Draft

### Proposed Monthly Dues: \$160.00. Effective Jan. 1, 2027

48 Units (Previous Dues: \$152/Month)

#### INCOME

|                                   | 2025               | 2026               | 2026               | 2027               |
|-----------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                   | Actual             | YTD                | Budget             | Proposed           |
| Income from Dues                  | \$87,531.00        | \$58,527.00        | \$87,552.00        | \$92,160.00        |
| One-Time Buyer Capital Assessment | \$1,400.00         | \$700.00           | \$1,000.00         | \$1,000.00         |
| Maintenance Reimbursement         |                    |                    |                    |                    |
| Postage Reimbursement             |                    | \$9.50             |                    |                    |
| Interest                          | \$590.38           | \$302.82           | \$300.00           | \$400.00           |
| <b>Total Income</b>               | <b>\$89,521.38</b> | <b>\$59,539.32</b> | <b>\$88,852.00</b> | <b>\$93,560.00</b> |

#### EXPENSES

|                                               |                    |                    |                    |                    |
|-----------------------------------------------|--------------------|--------------------|--------------------|--------------------|
| 6210 - Repairs & Maintenance                  | \$49.50            | \$130.90           | \$500.00           | \$500.00           |
| 6260 - Landscaping Maintenance - Contract     | \$14,995.00        | \$5,447.40         | \$20,250.00        | \$20,950.00        |
| 6263 - Irrigation System Maintenance          | \$150.00           | \$1,198.50         | \$1,500.00         | \$2,000.00         |
| 6262 - Landscaping Maintenance - Non-Contract | \$2,028.80         | \$2,640.00         | \$6,000.00         | \$3,500.00         |
| Trees Planting & Rock Replacement             |                    |                    | \$5,000.00         | \$5,000.00         |
| 6275 - Snow Removal                           |                    |                    | \$5,000.00         | \$5,000.00         |
| 7616 - HOA Admin./ACC Committee               | \$397.47           |                    | \$1,250.00         |                    |
| 6299 - HOA Management                         | \$6,840.00         | \$4,560.00         | \$6,840.00         | \$6,912.00         |
| 6320 - Insurance                              | \$23,790.24        | \$17,584.18        | \$21,408.20        | \$32,449.00        |
| 6285&6430 - Irrigation/Domestic Water         | \$230.82           | \$779.83           | \$550.00           | \$1,025.00         |
| 6410 - Electricity                            | \$621.07           | \$398.80           | \$700.00           | \$650.00           |
| 7119 - Office/Mailing/Shipping & Handling     | \$675.34           | \$685.67           | \$800.00           | \$800.00           |
| 7610 - Legal                                  | \$2,070.09         |                    | \$7,000.00         | \$1,500.00         |
| 7626 - Registrations/SOS/DORA                 |                    | \$44.00            | \$53.00            | \$53.00            |
| 7440 - Meeting Cost                           | \$50.00            |                    |                    | \$50.00            |
| 7994 - Professional Services                  | \$927.50           | \$412.50           | \$500.00           |                    |
| 7619 - Federal/State Taxes                    | \$145.00           | \$165.00           | \$145.00           | \$165.00           |
| 7618 - Tax Prep                               | \$250.00           | \$300.00           | \$250.00           | \$300.00           |
| Capital Reserve                               | \$7,500.02         | \$7,499.97         | \$10,000.00        | \$7,500.00         |
| <b>TOTAL EXPENSES</b>                         | <b>\$60,720.85</b> | <b>\$41,846.75</b> | <b>\$87,746.20</b> | <b>\$88,354.00</b> |
| <b>NET INCOME</b>                             | <b>\$28,800.53</b> | <b>\$17,692.57</b> | <b>\$1,105.80</b>  | <b>\$5,206.00</b>  |

#### Account Balances YTD, 8/31/26:

|                                |                  |
|--------------------------------|------------------|
| Operating Cash:                | \$94,132         |
| Reserve Savings Account:       | \$41,443.78      |
| <b>Total Account Balances:</b> | <b>\$135,576</b> |