

2025 ANNUAL MEETING MINUTES

Brickyard at Wellington Ave. HOA

December 1st, 2025, 1:30pm at Bray Educational Center

The meeting was called to order by Mark Shoberg from HOA Services Inc at 1:30PM.

In Attendance	Proxies	Management
Douglas (Doug) Garrick		Mark Shoberg HOA
Melody Potts	<u>4</u> proxies	Manager
Karen Stall	received.	Cayce Haren HOA
Gjeneve Hopkins		Assistant Manager
Robert Ellington		Rebekah Webb HOA
		Agent

With 4 proxies received and owners from 16 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager

Rebekah Webb introduced herself as an HOA Agent

Cayce introduced herself as an HOA Manager

The Board introduced themselves:

Karen Stall, HOA President

Douglas (Doug) Garrick, HOA Vice-President

Melody Potts, HOA Secretary

Community member introductions.

Approval of 2024 Minutes

First motion: Douglas (Doug) Garrick

Second motion: Melody Potts

None opposed.

2024 minutes were approved and signed by Karen Stall.

Old or New Business

Declaration Amendment Discussion

- Ongoing effort to clarify CC&Rs regarding:
 - Limited and general common elements.
 - Easements and maintenance responsibilities.
- Current CC&Rs were drafted for a development that was never built; discrepancies exist between duplex and triplex property boundaries.
- Board working with attorney; goal is to present revised language to membership early 2026.
- Changes will occur in CC&Rs wording (not plat map) due to mortgage restrictions.
- **Action:** Continue legal review and mapping for LCE designations.

Development Update

- Six vacant lots (three on Wellington Ave, three on Brickyard Court) purchased by new developer.
- Existing foundations will be removed due to weather damage.
- Plans expected to follow previously approved designs; ACC review required.

Member Concerns

- **Amy Reid:** Reported harassment by neighbor; requested clarification on:
 - No homeowner may enter another's property without permission.
 - ACC variance does not grant access to another's property.
- **HOA confirmed:**
 - Emergency access is allowed under Colorado law.
 - Non-emergency access requires owner permission.
 - Variances do not authorize trespass.
- **Landscaping concerns raised:**
 - Fall leaf cleanup and weed control delayed. Work done by Homeowner: Paul Ericson.
 - **Action:** HOA to follow up with Dynamic Hardscapes; consider bids from other contractors.
 - Doug Garrett to provide map of common areas for maintenance review.

Budget

- 2026 dues remain unchanged.
 - Landscaping contract: \$20,250 annually; including scheduled maintenance.
 - Trench cleaning budget reduced to \$1,500 for 2026; work planned with cost-sharing efforts.
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Discussion/2026 Budget Review

Motion to approve the budget for 2026 as drafted.

First: Gjeneve Hopkins

Second: Douglas (Doug) Garrick

Opposed.

Budget is approved. Dues shall be \$152.00 a month;

Elections:

2024-2025 Board Members:

President- Karen Stall (2022-2025)

VP- Douglas (Doug) Garrick (2024-2027)

Secretary- Melody Potts (2025-2026)

Nominations for the 2026 Elections:

Name: Jonathan (John) Farrel

2026-2029 Year term

Motion: Self Nomination

Second: Melody Potts

None opposed.

2026 Board Members (Specific Positions TBD by the board):
Jonathan (John) Farrel (Term 2026-2029)

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 2:18 pm.

Motion:

None opposed.

The meeting adjourned at 2:18 pm.

Signature

Date