

MINUTES FROM BRICKYARD AT WELLINGTON
BOARD OF DIRECTORS VIRTUAL MEETING
TUESDAY FEBRUARY 27, 2024

Attendees: Doug Garrick, Board Member with term ending 12/31/2024; Karen Stall, Board Member with term ending 12/31/2025; Rob Witt, homeowner; Diane and Steve Cline, joint homeowners; Scott Conner, homeowner and immediate past Board President and former Board member whose term expired 12/31/2023. All attendees participated virtually.

Doug Garrick called the meeting to order at 12:03 pm. Elected Board Members Garrick and Stall were introduced. Mary Gotchey of HOA Services Colorado was announced as a professional, non-voting member of the Board as allowed by the decision of the 2023 Board and the membership adoption of the 2024 budget.

On the motion of Doug Garrick, and without objection, Karen Stall was named Board President for 2024. Steve Cline expressed support for this nomination.

On the motion of Karen Stall, and without objection, Doug Garrick was named Board Vice President for 2024. Association member Rob Witt expressed support for this nomination.

Upon motion of Karen Stall the motion being seconded by Doug Garrick, Mary Gotchey was unanimously elected to serve as the Board's Secretary/Treasurer.

Minutes of the Board of Directors meeting on July 23, 2023 and September 26, 2023, were unanimously agreed to by Directors Stall and Garrick upon a motion by Doug Garrick.

HOA members were welcomed and thanked for coming and participating in this meeting and for their interest in knowing more about the community and its operation. Diane Cline will consider joining the Architectural Control Committee in some capacity with a particular on landscaping guidelines.

The Board discussed and agreed without objection to a schedule of , dates in June, and September to be determined at the next board meeting. Additional meetings can be scheduled if necessary. The annual meeting will be set for November or December at the next meeting as well.

Review of financial accounts will be delayed until the next board meeting when Secretary/Treasurer Gotchey can be present.

Without objection, the Board agreed to again sign the contract with Dynamic Hardscapes Landscaping, Inc for landscaping services. An addendum will be sent along with the signed contract requesting that Dynamic adopt the actual designations for units and common areas as they exist under governing documents. The Board has also inquired about several landscaping projects that were not completed in 2023 to try to get them completed this season.

Doug Garrick will try to identify and potentially get bids from contractors who can inspect what fencing needs to be replaced or repaired.

The Board decided to study to see if some of the owner concerns about short term rentals and visible trash can be addressed through Board Policies.

No new violations of Association rules have been observed. There have been no new architectural review requests filed by owners. The Board continues to request help from membership to serve on the Architectural Review Committee. Scott Conner volunteered to serve on the Committee for any reviews of plans for the ten remaining lots.

The Board also wants to look at ways to protect the property values and quiet enjoyment of existing homeowners that is impacted by the multi-year delay in building and landscaping these undeveloped lots.

There being no further business, the meeting adjourned on motion of Doug Garrick by unanimous vote at 1:01 pm.