

MINUTES
BRICKYARD AT WELLINGTON HOME-OWNERS ASSOCIATION
BOARD OF DIRECTORS VIRTUAL MEETING
WEDNESDAY, June 26, 2024
1:00 PM TO 2:00 PM

LINK TO VIRTUAL MEETING: <https://meet.jit.si/BriackyardHOA-26June2024>

I. CALL TO ORDER

- a. Karen Stall called the meeting to order at 1:04 pm
- b. In attendance - Virtual Meeting
Board Members: Karen Stall (President), Doug Garrick (Vice President)
- c. Officer: Mary Gotchey
- d. Owners: Tammy Freeman

II. APPROVAL OF MINUTES FROM

- a. Without objection from the Board minutes of the April 3, 2024, meeting were approved.

III. REMARKS FROM HOMEOWNERS PRESENT

- a. Ms. Stall welcome new owner Tammy Freeman to community.
- b. Comment from Ms. Freeman:
 - a. She was initially unclear about her responsibilities with the outside upkeep with her condo, but after reading the new policies, she now has a better understanding.
 - b. How do we make sure that the owners keep the same window color when changing windows.
 - i. Ms. Stall responded requests have to go to the ACC for approval and have to meet the association's standards.
 - c. How does an owner repair roofs?
 - i. Karen - Each owner will put shingles up only on their roof to their portion of the party wall. The HOA will be looking at ways to encourage the owners to do all of the roofs at once. Covenants let us contract with roofers to get roofs repaired or replaced if an owner is not maintaining their portion of the roof up to community standards. The current association insurance will cover roofs for hail damage. That is subject to change if insurance policy renewal rates and coverage changes when the annual contract ends at the end of the year.
 - d. She also wanted to know what area she is responsible for outside her home and what is common area.
 - i. Ms. Stall gave a brief description of what is covered under the current landscape contract.

IV. FINANCIAL REVIEW OF BUDGET AND MONTHLY ACCOUNTS FROM MARCH 2024 TO MAY 2024

- a. Ms. Gotchey reviewed the financials and confirmed that the HOA is currently on track with the budget. There will be a \$4,000 expense for the irrigation that wasn't budgeted for.

- b. The Board unanimously approved moving the operating and reserve accounts from Alpine Bank to Timberline bank so they can receive the 4% interest rate.

V. UPDATE ON LANDSCAPING PROJECTS AND CONTRACT REVIEW

- a. Ms. Stall approved reimbursement for Mr. Garrick landscaping repair caused from drainage issues into his patio area in 2023.
- b. It is required under the CC&RS that Brickyard at Wellington Homeowners Association is responsible for all drainage and any resulting damage within the community. Notice will be available for all owners.
- c. Similar issues were caused to another owner's property. A repair will be done to that property and will be discussed at a future meeting.

VI. FENCE REPAIR UPDATE

- a. Mr. Garrick got quotes on fencing for the common area that is falling down behind 1870-1880 Wellington Avenue and it will cost of about \$8k. Ms. Stall thinks that we should look at alternatives because it fence keeps getting knocked down. The issue will be brought up at the next meeting.

VII. COMPLIANCE ISSUES REPORT AND ACC REPORT

- a. Some violations have gone out for compliance issues.
- b. The ACC will be meeting June 27, 2024, to discuss some of the compliance issues as wells as a request for back patio pavers.
- c. Ms. Gotchey is working with the HOA Services staff to get the violation out for the open construction pit on one of the properties.

VIII. NEW ISSUES:

PROPOSED

A: BOARD POLICY ON PROHIBITION OF SHORT-TERM RENTAL- BOARD VOTE EXPECTED AFTER MEMBER INPUT AND DISCUSSION

- a. Mr. Garrick supports the policy because he would like to see less rentals in general and that properties should only be used as a residence not short-term rentals.
- b. A vote of 2 to zero from the Board members places the policy into effect.

B: PROPOSED BOARD POLICY ON EXTERIOR MAINTENANCE POLICY. BOARD VOTE EXPECTED AFTER MEMBER INPUT AND DISCUSSION.

- a. Mr. Garrick likes the language and thinks that it is written well.
- b. Ms. Freeman wants to know what the process will be to paint houses in the future.
 - a. Ms. Stall stated that right now there are only certain approved paint color combinations. Owners would apply to paint their side of the building and the HOA would ask that the owners next to the unit if they would like to paint the unit simultaneously but the cost would be borne by the owner of the unit.
- c. A vote of 2 to zero from the Board members places the policy into effect

IX. ADJOURNMENT Meeting ended at 1:41pm.