

2023 ANNUAL MEETING MINUTES

Brickyard at Wellington Homeowners Association

November 30, 2022 @ 3:30p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, HOAServices

In Attendance Board	Proxies	Management
Karen Stall		Mark Shoberg
Douglas Garrick		Annie Shoberg
Paul Erickson (Zoom)		Cayce Haren
Scott Conner		
Adam Alsawaf (Zoom)	10 proxies received.	
Melody Potts (Zoom)		
Steve and Diana Cline (Zoom)		
Tamara Francis		
James Hoffman		

With 10 proxies received and 9-unit owner's present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as being with HOAServices.
Annie Shoberg introduced herself as being with HOAServices.
Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:
Scott Connor HOA President.
Doug Garric HOA Vice-President.
Karen Stall Board Member

Approval of 2021 Minutes

First motion: Karen Stall.
Second motion: Scott Conner.

None opposed.

2022 minutes Approved.

Discussion on Old/New Business

Mark S. opened the discussion on old/new business.

➤ Discussion of Declaration Amendment/s

- 11 proxies were received.
- Needed 32-33 to pass.
 - Declaration amendments proposed did not pass.
- This was the 2nd go around for these amendment changes.
 - Board will not pursue again unless the community supports it.
- Mark s explained that there is nothing the prohibits short term rentals in the declaration.
 - Board can create a policy if they want for short term rentals that could include a fine up to \$500.00 per HB 22-1137.
- One owner spoke up about her experiences and concerns with short term rentals.
 - Owner would like to see no rentals for less than 6 months in the HOA.
- Scott Connor the board president talked about how the board has been hesitant to pass any policies that is not fully supported by the governing documents.
 - This could be an exception.
 - Mark explained how CCIOA allows boards to draft policies if there are no contradictions with the CC&R's
- This is not a current problem; the HOA is trying to be too proactive.
- It was noted that amendments are more expensive than policies as legal must be involved with amendments.

➤ Discussion to remove the Master Insurance Policy to reduce expenses. This can be done in accordance with the Declaration. The Board would like to hear from the Members.

- Current policy covers everything but personal belongings and non-built-in appliances for a catastrophic event. This is not for maintenance or general wear and tear.
- There could be risks if owners take on providing their own hazard insurance for their part of the building.
- The 1st budget is for dues to remain the same at \$110.00 per month and owners must provide their own hazard insurance.
- The 2nd budget is dues increase to \$145.00 to Continue General Liability/Hazard Insurance
- It was noted that it is valuable to have the same insurance.
- It was noted that owners may not be able to find their own hazard insurance for \$35 per month. N
- It was noted by a board member that the insurance market is going away, and this option may not be available in the future.
- Personal issues discussed with shingles on roof among owners and board members.
- The question was asked why we don't get a quote for external only (studs out)
 - Mark S explained that the way that the documents are written they are convoluted, and insurance companies may not quote for just studs out. Insurance companies quote on what the governing documents say they cover.
 - The question was then asked why the HOA was not amending the insurance section in the governing documents.

- The board explained that there are 10 vacant lots that belonged to a declarant that passed away and they need 67% to make any amendments to the documents. It was also stated that this is almost impossible due to the 67% factor.
- The question was asked what the deductible was for the insurance policy.
 - The HOA board said that they believed it was \$2000 for the deductible, but that could be \$2000 per building. The HOA pays the deductible.
- The question was asked why the HOA does not have money in the reserves or have a reserve started.
 - The board discussed that the HOA is not responsible for external maintenance, and roofs are the owner's responsibility.
 - It was noted that if you must replace your roof you can work with your neighbors to do that.
 - There is a reserve for common areas. Around \$6000 went in this year and \$10,000 is budgeted for next year.
- The question was asked what the HOA Admin./Officer for the Board cost was on the proposed 2024 budget.
 - Mark S. explained that this is for a hiring of a third party to be the third board member for the HOA. This is on both budgets.
 - In Colorado officers can be paid. If someone in the HOA steps up for that third board position that cost could go away

Discussion on Proposed 2023 Budget

Mark S opened discussion on the proposed 2024 Budget.

- The Budget is ratified by the Board of Directors and approved at the Annual Meeting, whether quorum is present, unless 80% of the Members reject the Budget, in accordance with the Declaration, Art. III. Section 6.
- Discussion of one of two budgets based on providing ongoing hazard insurance for the entire HOA. The policy doubled in price. The Board shall ratify the increased dues at the Meeting if owners decide to continue coverage.
 - Discussed during the Discussion on Old/New Business

Motion for budget with dues increase to \$145.00 per month to Continue General Liability/Hazard Insurance.

First Motion: Scott Connor

Second Motion: Steve Cline

10 voted yes and 3 voted No

- Dues increase to \$145.00 per month to Continue General Liability/Hazard Insurance effective January 1, 2024

Elections

- Scott Connor stepped down.
- No one willing to serve on the board.
- HOA will hire 3rd officer.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.

Scott Connor motioned to adjourn the meeting.

The 2023 Annual Meeting was adjourned at approximately 4:28 p.m.

Karen Stall

Signature

2-4-2015

Date