

**BROOKSIDE HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
April 26, 2018
Kullerstrand Elementary
12225 W. 38th Street, Wheat Ridge CO 80033**

Call to Order: The meeting was called to order at 6:05pm.

Board members all present, Becky Blackett, Lou Langdon, Michele Jordan, Judy Schmidt. Forrest Scruggs from Realty One, Inc. was also present.

Approval of Previous Board of Director's Minutes: No minutes to approve.

Property Management Report:

- Financials: Forrest reviewed February/March, 2018 financials. February, 2018 financials was the first month Realty One, Inc. produced financials after taking over management from M&M Management Company.

Open Issues:

- Reconstruction Expert Michael Barclay and his assistant gave a report on roof repairs.
- Insurance allowing just a few shingle replacements.
- There is an engineer report supplied by insurance that Michael Barclay wants to review.
- HOA deductible is a percent and amounts to around \$60,000.00.

New Business:

- Fence at 3748, 3744, 3724 and 3720 – Per Becky Blackett, just need a suggestion to move fence out, no action made.
- Spruce tree at 3724 – Front of Becky Blackett's Spruce tree needs trimming.
- Lou will check for outside broken water faucets that need to be replaced.
- Asphalt cracks in back – Need Estimate.
- Concrete repairs, sidewalks are owner responsibility in back. HOA's sidewalk repair responsibilities are the front sidewalks. No action needed by HOA.

Meeting adjourned: 7:30pm, Becky Blackett moved to adjourn, Judy Schmidt seconded.



**BROOKSIDE HOA
ANNUAL OWNERS - BUDGET RADIFICATION MEETING
JANUARY 19, 2018 6:30PM**

MINUTES

- I. Call to Order**
 - a. The annual meeting of the Brookside HOA was called to order at 6:38 PM by Becky.
- II. Proof of Notice and Quorum**
 - a. The Managing Agent, Melissa Stern, announced that 17 units were represented in person or by proxy, therefore, meeting the quorum requirements. There were no objections from homeowners regarding notice of quorum.
- III. Budget Ratification**
 - a. Managing Agenda reported there is a \$10.00 increase in the 2018 HOA assessments. Becky handed out a revised budget and reported nothing change from original budget send out excepted she shifted some funds around into other locations, such as legal, changed trash costs and management fee.
 - b. The 2018 budget was approved outside of meeting by the Board. Because there was no 67% of the ownership present to reject the budget, the 2018 budget was ratified.
- IV. Annual Meeting Minutes**
 - a. Judy motioned to approve the January 25, 2017 annual meeting minutes, Seconded by Rita. With no further discussin, motion passed unanimously.
- V. Community Updates**
 - a. Mike Belsky was present to discuss the roof claim and give an update at where things were at. They continue to work on the claim.
 - b. Becky reported they have changed management companies starting 2/1/18. She also reported she was able to negotiate with trash and get it lowered.
- VI. Election of Homeowner to the Board of Directors**
 - a. There was one (1) position up for election on the Board. Michelle Jordan ran again for her expired seats. No other nominations were made by homeowners present and neither owner present was interested.
 - b. Vote was taken by acclimation. All homeowners approved Michelle to remain on the Board for a term of three years to expire in 2021.
- VII.**
- VIII. Homeowner Forum**

- a. Homeowner-Homeowner asked if there was a reason why window A/C unit are not allowed and would that change. The Board will review if and see if there is a policy they can come up with on that.

IX. Adjournment

- a. With no further business to discuss Becky closed the owner's meeting at 7:45 PM.

The above Minutes were approved by the Board on _____, 20____,
by

Secretary