

## Brookside Condominiums HOA Meeting Minutes

November 14, 2022

### Attendees:

Amber Glover-President

Eric Bua- VP

Arielle Jensen- Secretary

Jeff Walenczak- Member at large

Forrest Scruggs- Realty One

*Call to order at 6:34pm*

### General/Old Business:

- New lighting in parking lot area has been hooked up. Need bid for lighting in corridor between two 6-car parking spaces
- Janine to send newsletter as needed after meetings
- Roof problem on Unit 105 and in hallways (getting worse)
  - No bid received yet
- No trespassing signs purchased and to be placed on entrances
- Snow removal-Month to month accepted

### New Business:

- Concrete for pool area- couple of bids placed, all very expensive.
  - Suggestion to fill in with liner and dirt to mitigate falling hazard
  - On hold until new year in lieu of other expenses
- Gutters
  - Carport: Determine which need full gutter removal + cleaning
  - Gutters cleaned on 8920 building, Forrest to get 3 bids for 8910.
- Clubhouse Project on hold until early spring.
- Fence (2 panels) between Brookside and DaVita came down after it was removed & put back up after pool fill in project. To be left up to DaVita to fix.

### Financials:

- Profit & Loss-Budget vs. Actual
  - Electricity has gone up, water will be going up for Thornton.
  - Rent expense will go down without pool house tenant
  - Balance sheet still looking good despite several big projects done in summer
  - Upcoming expenses: roof repair, leaves removed in gutters

Next Meeting: January 30<sup>th</sup> 2023

Annual Meeting: March 20<sup>th</sup> 2023

*Meeting adjourned at 7:18pm*

## Brookside Condominiums HOA Meeting Minutes

September 19, 2022

### Attendees:

Amber Glover-President

Eric Bua- VP

Arielle Jensen- Secretary

Jeff Walenczak- Member at large

*Call to order at 6:37pm*

### General/Old Business:

- New lighting in parking lot area will be hooked up tomorrow (20/Sep/2022)
- Forrest to look into concrete for pool area
- Janine and Jeff—email newsletter will be sent following each meeting
  - Add a thank you in newsletter to each person who helped with the lawn (saved ~\$3500+).
- Courtyard lawn project now closed:
  - Grass now has deeper roots and doesn't need as much water, will hopefully stay greener longer
  - Fences will stay up until Thursday 22/Sep
  - Ok for people and dogs to walk on
- Roof problem on Unit 105 and in hallways (getting worse)—contact Forrest ASAP when it next rains. Continue to document each occurrence and cc Amber

### New Business:

- Send letter to DaVita to say no employees allowed on property
- No trespassing/Private Property signs (only residents and guests) to be placed on entrances
- Gutters on carport to be cleaned out within the month
  - Determine which buildings need full gutter removal + cleaning & contact Forrest. (Previous job done by Let It Flow or In The Flow—need to clarify)
- Clubhouse: Project for October. Priming has been done. Need to remove carpet and paint, decide some type of flooring. Needs new water heater soon, Eric to get bids on discount for multiple water heaters if purchased at same time.
- Landscapers to weed whack behind Rose's unit
- Snow removal-Month to month (per storm) pricing agreed upon, unless other options researched and decided by October 1<sup>st</sup>.

### Financials:

- Financials look good, no updates.

*Meeting adjourned at 7:28pm*

## Brookside Condominiums HOA Minute Meeting

Minute Notes – July 18, 2022

Attendees:

Members present on call: Amber Glover-Pres  
Eric Bau-VP  
Jeff Walenczak-Member at large

Janine Penna-Unit 9

Antonio Deluna-Martinez-Unit 12

Forrest Scruggs-RealtyOne

Call to order 6:30pm General/Old Business:

- All cameras are operatable
- Pool has been filled and now able to safe money on liability insurance
- Pool House has been started-primered
- Courtyard work has been started- rototilled, manured but waiting for sod late August beginning September due to heat

New Business:

- Need new bid for lighting in the parking area & walk-way in the northside
- Need new bid for concrete repair in the pool area

Financials:

- Most units up to date on HOA dues

Meeting adjourned at 7:30pm

Minutes- January 31, 2022

Members present on call:

Amber Glover- President

Eric Bau- VP

Arielle Jensen- Secretary

Forrest Scruggs- RealtyOne

Call to order at 6:33

General/ Old business:

Boom Security Systems: Able to set up security cameras (one not working—facing shed), will set up app tonight to monitor and replace camera soon.

Parking in front of walkway—still need “no parking” signs

New Business:

Bids to fill in pool: waiting for spring/early summer

Bushes: Hopefully will be taken care of end of Feb/early Mar

8920: water damage to unit on bottom floor, new heating element installed to prevent future issues.

Financials:

HOA Dues—three people behind

Meeting adjourned at 6:54