

**Brookside Homeowners Association**  
**Annual Owners – Budget Ratification Meeting**  
**Kullerstrand Elementary School**  
**12225 W. 38<sup>th</sup> Street, Wheat Ridge, CO 80033**  
**January 24, 2019**

**MINUTES**

- I. **Call to Order**
  - a. The annual meeting of the Brookside HOA was called to order at 6:12pm by Becky Blackett
- II. **Proof of Notice and Quorum**
  - a. Forrest Scruggs, the Managing Agent, 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 2019 HOA assessments effective March 1, 2019 making the new monthly fee \$223.00. Forrest distributed the new budget.
  - b. Becky noted that the painting project has been coded to operating rather than reserves causing the books to look odd if a potential buyer requested a copy. It was agreed that Realty One, Inc. will do a journal entry to correct the books once Becky identifies the invoices involved.
  - c. Insurance has gone way up due to the hail storms in the region. Several companies have simply discontinued insuring Townhome and Condo communities. The company we went with was the best option available.
  - d. The 2019 budget was approved outside of the meeting by the Board. Because there were no objections and there was not 67% of the ownership present to reject the budget the 2019 budget was ratified.
- IV. **Annual Meeting Minutes**
  - a. Judy motioned to approve the January 19, 2018 annual meeting minutes. Seconded by Becky. With no further discussion the motion passed unanimously.
- V. **Community Updates**
  - a. Judy brought up the issue of defunct cables. Each time a new tenant orders cable or phone the companies run new wires resulting in a lot of unused wires abandoned on the exterior of the building becoming an eye sore. She suggested notifying owner in the buildings yet to be painted that they might want to

identify the wires in use and remove the abandoned wires before the painting project. After much discussion the idea was abandoned because there is not a good way to identify the wires in use.

- b. The painting project should be completed this year.
- c. It was determined this year that the HOA does have some responsibility for the sewers going out the main. Becky is going to do a survey of owners to see when the sewers were last snaked and create a spread sheet. Based on this information we will try to strategically schedule snaking of sewers to avoid costs associated with emergency sewer issues. If we can determine the one with the straightest shot to the main per building we may be able to avoid issues.
- d. We should prioritize the roof venting issue for this year. Roy and Forrest will forward some possible contractors to Becky to obtain bids from for the work.
- e. The cement problems are still an issue but are still a lower priority than the sewer and roof. We need to check to see if the HOA is responsible for the back patios as well as the front stoops. It has been the general understanding that the individual owners are responsible for the back patios but, Becky pointed out that the storage sheds which are part of the building actually sit on the patio and the patios are connected to the building. Since we do not have the budget to deal with them anyway, the discussion was tabled.
- f. Fences were also discussed.
  - i. The fence separating us from the farm will eventually require replacing but is ok for now.
  - ii. The fences around the individual backyards are currently the responsibility of the individual owners. As the result they are not uniform and some are in disrepair. A long term goal would be to make them more uniform however, at the time we do not have the budget to address.

**VI. Homeowner Forum**

- a. No additional subjects were raised.

**VII. Adjournment**