

Brookside Condominium
HOA Board Meeting – 11/24/2025

1. *Call to Order: 6:31PM*
2. Roll Call
 - a. Carrie and Chris Giri
 - b. Will
 - c. Amber
 - d. Jeff
 - e. Forest
3. Last HOA meeting was cancelled. No notes.
4. New Issues:
 - a. The Board asks Dana to show us a report of Insurance Quotes that they receive when they shop around.
5. Ideas for HOA raise
 - a. *Reason for raise: We are in a deficit of 10K in our reserves, Dana suggested we recoup \$26,000 to build our reserves back up.*
 - b. *Goal: to get \$26,000 to our reserves. This will only build our reserves, not cover in-case of disaster. There is also a 10% insurance raise cushion.*
 - c. **\$35 a month** (x 12 x 24 units) = 9792 + a one time special assessment of \$1,100 per unit (1,100 x 24 = \$26,400) is a total of \$36,192
 - i. If we want to break the \$1,100 up by quarter, and still get the first number, here is that breakdown.
 - ii. **\$35 a month & \$1,100 special assessment (divided quarterly = \$275) = \$36,192 by end of year.**
 - d. **\$65 a month** (x 12 x 24 units) = \$18,720 + a one time special assessment of \$300 per unit (x 24 units = \$7,200) is a total of \$25,720
 - e. **\$95 per unit** (x 12 x 24 units) with no one time special assessment is a total of = \$27,360
6. Ideas to cut budget
 - a. Look into different waste removal
 - b. Look into fake grass for the courtyard (save \$ watering front lawn)
7. HOA Board to Review Budget Options, we will review all scenarios, and reconvene by Saturday 11/29, at 12:00PM . Majority will rule, whichever option receives most votes. HOA Board members to email Amber with vote by the time stated above.
8. *Meeting Adjourned – 7:33PM*

Brookside Condominium Association
Board of Directors Meeting Agenda

Monday, November 24, 2025 6:30pm

Via Conference Call: 1.916.235.1420
PIN# 557413

1. Call to Order
2. Roll Call
3. Approval of the Board of Director Meeting Minutes – No Quorum for the September 2025 Meeting
4. Property Management Report
5. Open Issues
6. New Business
7. Meeting Adjourned



Outlook

Re: Mtg. Minutes 9/22/25

From Amber Glover <amberglover18@gmail.com>

Date Mon 10/6/2025 8:15 AM

To operations realtyone-co.com <operations@realtyone-co.com>

That meeting was cancelled due to lack of quorum.

Amber Glover

On Mon, Oct 6, 2025 at 8:11 AM operations [realtyone-co.com](mailto:operations@realtyone-co.com) <operations@realtyone-co.com> wrote:
Hi Amber....can I please get the meeting minutes for 9/22/25 when you get a chance. Thank you.

Dana M. Counts

Vice President of Operations

Realty One, Inc.

PO Box 140396

Edgewater, CO 80214

303.500.9297

operations@realtyone-co.com

admin@realtyone-co.com

Brookside Condo Association
Profit & Loss
January through October 2025

	<u>Jan - Oct 25</u>
Ordinary Income/Expense	
Income	
Monthly Dues	78,315.00
Total Income	78,315.00
Expense	
ACH Quarterly Bank Fee	142.00
Annual Filings	69.00
Asphalt Repairs	6,005.00
Association Management Fee	6,250.00
Backflow Testing	192.00
Concrete Project	3,350.00
Electricity	1,665.96
Gutter/Downspouts	1,280.00
Insurance Expense	37,041.97
Landscape Contract	4,113.66
Landscape Maintenance, Other	73.62
Legal	333.00
Lighting	1,335.78
Office Supplies	77.59
Plumbing Repairs	7,178.15
Postage and Delivery	92.09
Repairs and Maintenance	1,196.77
Snow Removal	1,240.61
Sprinkler Repairs	1,373.57
Tax Prep. Fee	350.00
Taxes	177.62
Trash Removal	6,635.70
Tree/Shrub Maintenance	1,010.00
Water & Sanitation	13,703.82
Total Expense	94,887.91
Net Ordinary Income	-16,572.91
Other Income/Expense	
Other Income	
Interest Income	5.07
Total Other Income	5.07
Net Other Income	5.07
Net Income	<u><u>-16,567.84</u></u>

1:39 PM

11/01/25

Cash Basis

Brookside Condo Association

Balance Sheet

As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Operating	20,788.85
Reserves	45,069.09
Total Checking/Savings	65,857.94
Accounts Receivable	
Accounts Receivable	-675.00
Total Accounts Receivable	-675.00
Other Current Assets	
Undeposited Funds	260.00
Total Other Current Assets	260.00
Total Current Assets	65,442.94
TOTAL ASSETS	65,442.94
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	55,002.55
Retained Earnings	27,008.23
Net Income	-16,567.84
Total Equity	65,442.94
TOTAL LIABILITIES & EQUITY	65,442.94

1:40 PM

11/01/25

Cash Basis

Brookside Condo Association

Profit & Loss Budget vs. Actual

January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Monthly Dues	78,315.00	79,560.00	-1,245.00	98.4%
Total Income	78,315.00	79,560.00	-1,245.00	98.4%
Expense				
ACH Quarterly Bank Fee	142.00	86.00	56.00	165.1%
Annual Filings	69.00	68.00	1.00	101.5%
Annual Fire Ext. Inspection	0.00	207.00	-207.00	0.0%
Asphalt Repairs	6,005.00			
Association Management Fee	6,250.00	6,250.00	0.00	100.0%
Backflow Testing	192.00			
Concrete Project	3,350.00			
Electricity	1,665.96	1,750.00	-84.04	95.2%
Gutter/Downspouts	1,280.00	1,500.00	-220.00	85.3%
Insurance Expense	37,041.97	40,290.00	-3,248.03	91.9%
Landscape Contract	4,113.66	5,000.00	-886.34	82.3%
Landscape Maintenance, Other	73.62			
Legal	333.00			
Lighting	1,335.78			
Office Supplies	77.59	45.00	32.59	172.4%
Plumbing Repairs	7,178.15	500.00	6,678.15	1,435.6%
Postage and Delivery	92.09	150.00	-57.91	61.4%
Repairs and Maintenance	1,196.77			
Reserve Contribution	0.00	7,970.00	-7,970.00	0.0%
Snow Removal	1,240.61			
Sprinkler Repairs	1,373.57	1,100.00	273.57	124.9%
Tax Prep. Fee	350.00	350.00	0.00	100.0%
Taxes	177.62	180.00	-2.38	98.7%
Trash Removal	6,635.70	10,000.00	-3,364.30	66.4%
Tree/Shrub Maintenance	1,010.00			
Water & Sanitation	13,703.82	12,500.00	1,203.82	109.6%
Total Expense	94,887.91	87,946.00	6,941.91	107.9%
Net Ordinary Income	-16,572.91	-8,386.00	-8,186.91	197.6%
Other Income/Expense				
Other Income				
Interest Income	5.07			
Total Other Income	5.07			
Net Other Income	5.07			
Net Income	-16,567.84	-8,386.00	-8,181.84	197.6%

Brookside Condominium Association
Board of Directors Meeting Agenda
Monday, September 22, 2025, 6:30pm

VIA CONFERENCE CALL
1.916.235.1420
PIN# 557413

1. Call to Order
2. Roll Call
3. Approval of the July 21, 2025 Board of Director Meeting Minutes
4. Property Management Report
5. Open Issues
6. New Business
7. Meeting Adjourned

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 save money on liability insurance
- Pool House has been started-primed
- 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

Brookside Condo Association

Profit & Loss

January through August 2025

	Jan - Aug 25
Ordinary Income/Expense	
Income	
Monthly Dues	61,895.00
Total Income	61,895.00
Expense	
ACH Quarterly Bank Fee	94.00
Annual Filings	69.00
Asphalt Repairs	6,005.00
Association Management Fee	5,000.00
Backflow Testing	192.00
Concrete Project	3,350.00
Electricity	1,346.23
Gutter/Downspouts	1,280.00
Insurance Expense	37,041.97
Landscape Contract	2,742.44
Landscape Maintenance, Other	73.62
Legal	333.00
Lighting	1,335.78
Office Supplies	77.59
Plumbing Repairs	7,178.15
Postage and Delivery	39.42
Repairs and Maintenance	1,225.00
Snow Removal	1,240.61
Sprinkler Repairs	1,373.57
Tax Prep. Fee	350.00
Taxes	177.62
Trash Removal	4,278.34
Tree/Shrub Maintenance	1,010.00
Water & Sanitation	9,257.36
Total Expense	85,070.70
Net Ordinary Income	-23,175.70
Other Income/Expense	
Other Income	
Interest Income	4.29
Total Other Income	4.29
Net Other Income	4.29
Net Income	-23,171.41

Brookside Condo Association

Balance Sheet

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Operating	16,116.06
Reserves	43,468.31
Total Checking/Savings	59,584.37
Accounts Receivable	
Accounts Receivable	-1,005.00
Total Accounts Receivable	-1,005.00
Other Current Assets	
Undeposited Funds	260.00
Total Other Current Assets	260.00
Total Current Assets	58,839.37
TOTAL ASSETS	58,839.37
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	55,002.55
Retained Earnings	27,008.23
Net Income	-23,171.41
Total Equity	58,839.37
TOTAL LIABILITIES & EQUITY	58,839.37

Brookside Condo Association

Profit & Loss Budget vs. Actual

January through August 2025

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Monthly Dues	61,895.00	63,480.00	-1,585.00	97.5%
Total Income	61,895.00	63,480.00	-1,585.00	97.5%
Expense				
ACH Quarterly Bank Fee	94.00	86.00	8.00	109.3%
Annual Filings	69.00	68.00	1.00	101.5%
Annual Fire Ext. Inspection	0.00	207.00	-207.00	0.0%
Asphalt Repairs	6,005.00			
Association Management Fee	5,000.00	5,000.00	0.00	100.0%
Backflow Testing	192.00			
Concrete Project	3,350.00			
Electricity	1,346.23	1,400.00	-53.77	96.2%
Gutter/Downspouts	1,280.00	1,500.00	-220.00	85.3%
Insurance Expense	37,041.97	40,290.00	-3,248.03	91.9%
Landscape Contract	2,742.44	5,000.00	-2,257.56	54.8%
Landscape Maintenance, Other	73.62			
Legal	333.00			
Lighting	1,335.78			
Office Supplies	77.59	45.00	32.59	172.4%
Plumbing Repairs	7,178.15	500.00	6,678.15	1,435.6%
Postage and Delivery	39.42	150.00	-110.58	26.3%
Repairs and Maintenance	1,225.00			
Reserve Contribution	0.00	6,376.00	-6,376.00	0.0%
Snow Removal	1,240.61			
Sprinkler Repairs	1,373.57	1,100.00	273.57	124.9%
Tax Prep. Fee	350.00	350.00	0.00	100.0%
Taxes	177.62	180.00	-2.38	98.7%
Trash Removal	4,278.34	8,000.00	-3,721.66	53.5%
Tree/Shrub Maintenance	1,010.00			
Water & Sanitation	9,257.36	10,000.00	-742.64	92.6%
Total Expense	85,070.70	80,252.00	4,818.70	106.0%
Net Ordinary Income	-23,175.70	-16,772.00	-6,403.70	138.2%
Other Income/Expense				
Other Income				
Interest Income	4.29			
Total Other Income	4.29			
Net Other Income	4.29			
Net Income	-23,171.41	-16,772.00	-6,399.41	138.2%

Brookside Condominium Association
Board of Directors Meeting Agenda
Monday, July 21, 2025, 6:30pm

Via Conference Call
1.916.235.1420
PIN# 557413

1. Call to Order
2. Roll Call
3. Approval of the June 9, 2025 Board of Director Minutes
4. Property Management Report
5. Open Issues
6. New Business
7. Meeting Adjourned

1. Call to Order: 6:35pm
2. Roll Call
 - a. Forest
 - b. Will
 - c. Jeff
 - d. Carrie
 - e. Amber (joined 6:52pm)
3. Approval of last minutes
 - a. Will Approve
 - b. Jeff Approve
4. Open Issues
 - a. Amber, Unit 24 – Tree branches messed up window screen, tree branches still haven't been clipped. **Tree branches clipped in April.**
 - b. Gutters were cleaned but they missed the West facing gutters of the Parking Garage, Forest to have them come back out to finish job. **Forest to check.**
 - c. Jeff, Unit 18 – There is still a leak in the roof when it rains. Currently uses bucket under ceiling light fixture. Need to address this soon. **Roof fixed in May.**
 - d. Carrie, Unit 2 –
 - i. Having water build-up issues on the pool-facing side of condo. Possibly a landscaping issue. Forest to have landscaper come look **This was not addressed.**
 - ii. Having same issue as Gerry (unit 1), about water pressure coming from the outside. Forest to talk to the city about this. Not an HOA issue, but needs to be addressed. **City checked meter, no issue with it. Water bill currently under budget.**
 - e. Frozen sidewalk even after we shovel. Possible solution: adding tubes for the water to drain so it doesn't drain onto sidewalk. Forest to reach out to landscaper to look in to. **Forest needs to contact landscapers.**
 - f. Amber, Unit 24 - Condo lights don't go off during the day. Reason: light sensors have been adjusted. Solution: Forest to get maintenance person to come look at light sensors. **Solution: run more conduit in order to fix sensor – bid has not been gotten yet. Forest to get bids. Might be due to a tree blocking the sensor in front of 8920.**

g. Antonio, Unit 12-

i. parking garage light above car is dim, replace bulb.

Ron fixed lights, but there is one remaining.

ii. Gold SUV in parking lot without plates, has been parked there for a long time. **Car has been removed.**

h. Black cabinet left by garbage can. We identified who put it there, and they will be fined if not removed by 3/26/2025. **Cabinet has been removed.**

5. New Business

a. Carrie: someone is driving up and dumping in our dumpster, what to do?

i. Carrie has the plates.

b. Will to add AC unit for bedroom: will involve exterior work. **Voted - Yes.**

c. Amber: trim tree in front of 8920

d. Roof needs to be fixed, still a leak above Del's unit.

e. Carrie (unit 2): front (courtyard) patio floor is bowing

f. Jerry patio (unit 1) to be done immediately. Forest to accept bid of \$2,900.

g. Revisit Will's patio issue. Front patio is cracking from roots.

h. Take care of 8920 sidewalk, fix concrete. Forest to get bid. High Priority.

6. Meeting Adjourned: 7:08 PM

11:29 AM
06/29/25
Cash Basis

Brookside Condo Association
Profit & Loss
January through June 2025

	<u>Jan - Jun 25</u>
Ordinary Income/Expense	
Income	
Monthly Dues	46,755.00
Total Income	46,755.00
Expense	
ACH Quarterly Bank Fee	94.00
Annual Filings	69.00
Association Management Fee	4,375.00
Electricity	1,144.37
Gutter/Downspouts	1,280.00
Landscape Contract	1,371.22
Legal	333.00
Lighting	414.14
Office Supplies	77.59
Plumbing Repairs	7,178.15
Postage and Delivery	39.42
Repairs and Maintenance	975.00
Snow Removal	1,240.61
Sprinkler Repairs	267.19
Tax Prep. Fee	350.00
Taxes	177.62
Trash Removal	3,569.34
Tree/Shrub Maintenance	1,010.00
Water & Sanitation	6,018.73
Total Expense	29,984.38
Net Ordinary Income	16,770.62
Other Income/Expense	
Other Income	
Interest Income	3.03
Total Other Income	3.03
Net Other Income	3.03
Net Income	<u><u>16,773.65</u></u>

11:30 AM
06/29/25
Cash Basis

Brookside Condo Association
Balance Sheet
As of June 30, 2025

	<u>Jun 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating	23,316.41
Reserves	75,913.02
	<hr/>
Total Checking/Savings	99,229.43
Accounts Receivable	
Accounts Receivable	-1,040.00
	<hr/>
Total Accounts Receivable	-1,040.00
Other Current Assets	
Undeposited Funds	595.00
	<hr/>
Total Other Current Assets	595.00
Total Current Assets	98,784.43
	<hr/>
TOTAL ASSETS	<u>98,784.43</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	55,002.55
Retained Earnings	27,008.23
Net Income	16,773.65
	<hr/>
Total Equity	98,784.43
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>98,784.43</u>

11:31 AM

06/29/25

Cash Basis

Brookside Condo Association

Profit & Loss Budget vs. Actual

January through June 2025

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Monthly Dues	46,755.00	47,400.00	-645.00	98.6%
Total Income	46,755.00	47,400.00	-645.00	98.6%
Expense				
ACH Quarterly Bank Fee	94.00	86.00	8.00	109.3%
Annual Filings	69.00	68.00	1.00	101.5%
Annual Fire Ext. Inspection	0.00	207.00	-207.00	0.0%
Association Management Fee	4,375.00	3,750.00	625.00	116.7%
Electricity	1,144.37	1,050.00	94.37	109.0%
Gutter/Downspouts	1,280.00	1,500.00	-220.00	85.3%
Insurance Expense	0.00	40,290.00	-40,290.00	0.0%
Landscape Contract	1,371.22	5,000.00	-3,628.78	27.4%
Legal	333.00			
Lighting	414.14			
Office Supplies	77.59	45.00	32.59	172.4%
Plumbing Repairs	7,178.15	500.00	6,678.15	1,435.6%
Postage and Delivery	39.42	150.00	-110.58	26.3%
Repairs and Maintenance	975.00			
Reserve Contribution	0.00	4,782.00	-4,782.00	0.0%
Snow Removal	1,240.61			
Sprinkler Repairs	267.19	1,100.00	-832.81	24.3%
Tax Prep. Fee	350.00	350.00	0.00	100.0%
Taxes	177.62	180.00	-2.38	98.7%
Trash Removal	3,569.34	6,000.00	-2,430.66	59.5%
Tree/Shrub Maintenance	1,010.00			
Water & Sanitation	6,018.73	7,500.00	-1,481.27	80.2%
Total Expense	29,984.38	72,558.00	-42,573.62	41.3%
Net Ordinary Income	16,770.62	-25,158.00	41,928.62	-66.7%
Other Income/Expense				
Other Income				
Interest Income	3.03			
Total Other Income	3.03			
Net Other Income	3.03			
Net Income	16,773.65	-25,158.00	41,931.65	-66.7%

Brookside Condominium Association
Board of Directors Meeting Agenda
Monday, June 9, 2025, 6:30pm

Via Conference Call
1.916.235.1420
PIN# 557413

1. Call to Order
2. Roll Call
3. Approval of the January 27, 2025 Board of Director Minutes
4. Property Management Report
5. Open Issues
6. New Business
7. Meeting Adjourned

HOA Meeting 1/27/2025

1. Call to Order: 6:30p
2. Attendees:
 - Will
 - Forrest
 - Amber
 - Jeff
 - Ron
3. No meeting to approval
4. Property Management Issues:
 - a. Waterpipe busted in pool house (1/26/25) afterhours, don't know how much it costs yet. Issue has been taken care of.
5. Open Issues
 - a. Because of water burst in pool house, might be damage in Chris' unit. We don't know anything about the extent of damage yet.
 - b. Jeff (Unit 18) roof is leaking between unit 17/18, not in the unit.
 - c. Brought up HOA pays for dog waste bags, after discussion we are leaving.
 - d. Snow removal people never came out this year.
 - e. Hallway lights are staying on all day on outside buildings.
6. New Businesses
 - a. Will - wants \$ for labor. **Voted No** because of insurance risks.
 - b. Amber – building 8900 has a higher water bill. Measure Sewer rate of building. Have plumber check for leak.
 - i. Forest to have Water Company come check first.
 - ii. At this point – don't have to go in individual units. Have outside examined.
 - c. Got rid of recycling: residents were throwing trash into recycling, cut trash bill in half.
 - d. Ron – Clubhouse question: Are there any future plans for the clubhouse? At this time, no.
 - e. In March, need to discuss new Board. Not sure who will step up to be new President.
7. Meeting Adjourned: 7:22pm

Brookside Condo Association
Profit & Loss
January through May 2025

	<u>Jan - May 25</u>
Ordinary Income/Expense	
Income	
Monthly Dues	37,985.00
Total Income	37,985.00
Expense	
ACH Quarterly Bank Fee	46.00
Annual Filings	69.00
Association Management Fee	3,125.00
Electricity	841.28
Gutter/Downspouts	1,280.00
Landscape Contract	685.61
Legal	333.00
Lighting	414.14
Office Supplies	77.59
Plumbing Repairs	1,828.15
Postage and Delivery	39.42
Repairs and Maintenance	975.00
Snow Removal	1,240.61
Sprinkler Repairs	267.19
Tax Prep. Fee	350.00
Taxes	177.62
Trash Removal	2,950.34
Tree/Shrub Maintenance	1,010.00
Water & Sanitation	3,278.70
Total Expense	18,988.65
Net Ordinary Income	18,996.35
Other Income/Expense	
Other Income	
Interest Income	2.39
Total Other Income	2.39
Net Other Income	2.39
Net Income	<u><u>18,998.74</u></u>

Brookside Condo Association

Balance Sheet

As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Operating	26,347.14
Reserves	75,112.38
Total Checking/Savings	101,459.52
Accounts Receivable	
Accounts Receivable	713.23
Total Accounts Receivable	713.23
Other Current Assets	
Undeposited Funds	260.00
Total Other Current Assets	260.00
Total Current Assets	102,432.75
TOTAL ASSETS	102,432.75
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	55,002.55
Retained Earnings	27,008.23
Net Income	20,421.97
Total Equity	102,432.75
TOTAL LIABILITIES & EQUITY	102,432.75

Brookside Condo Association

Profit & Loss Budget vs. Actual

January through May 2025

	Jan - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Monthly Dues	37,985.00	39,360.00	-1,375.00	96.5%
Total Income	37,985.00	39,360.00	-1,375.00	96.5%
Expense				
ACH Quarterly Bank Fee	46.00	0.00	46.00	100.0%
Annual Filings	69.00	0.00	69.00	100.0%
Annual Fire Ext. Inspection	0.00	207.00	-207.00	0.0%
Association Management Fee	3,125.00	3,125.00	0.00	100.0%
Electricity	841.28	875.00	-33.72	96.1%
Gutter/Downspouts	1,280.00	0.00	1,280.00	100.0%
Insurance Expense	0.00	40,290.00	-40,290.00	0.0%
Landscape Contract	685.61	5,000.00	-4,314.39	13.7%
Legal	333.00			
Lighting	414.14			
Office Supplies	77.59	45.00	32.59	172.4%
Plumbing Repairs	1,828.15	500.00	1,328.15	365.6%
Postage and Delivery	39.42	150.00	-110.58	26.3%
Repairs and Maintenance	975.00			
Reserve Contribution	0.00	3,985.00	-3,985.00	0.0%
Snow Removal	1,240.61			
Sprinkler Repairs	267.19	1,100.00	-832.81	24.3%
Tax Prep. Fee	350.00	350.00	0.00	100.0%
Taxes	177.62	180.00	-2.38	98.7%
Trash Removal	2,950.34	5,000.00	-2,049.66	59.0%
Tree/Shrub Maintenance	1,010.00			
Water & Sanitation	3,278.70	6,250.00	-2,971.30	52.5%
Total Expense	18,988.65	67,057.00	-48,068.35	28.3%
Net Ordinary Income	18,996.35	-27,697.00	46,693.35	-68.6%
Other Income/Expense				
Other Income				
Interest Income	2.39			
Total Other Income	2.39			
Net Other Income	2.39			
Net Income	18,998.74	-27,697.00	46,695.74	-68.6%

Brookside Condominium
Annual HOA Meeting: 3/24/2025

1. Call To Order: 6:30PM
2. Roll Call
 - Gerry, Unit 1
 - Pam, Unit 3
 - Will, HOA Secretary, Unit 9
 - Carrie & Chris, Unit 2
 - Antonio, Unit 12
 - Amber, Unit 24
 - Amber, HOA President, Unit 13
 - Jeff, HOA Board Member, Unit 18
 - Ron, HOA Board Member
3. Approval of 2024 Annual Board Meeting:
 - Approved: Will & Amber
4. Open Issues:
 - a. Gerry, Unit 1 – Patio is still an issue. Forest to get new quotes. This will be a top priority this year.
 - b. Will, Unit 9 – Front patio still cracked, believed to be caused by roots coming up. Not urgent but, would like to get fixed.
5. New Business
 - a. Amber, Unit 24 – Tree branches messed up window screen, tree branches still haven't been clipped.
 - i. Forest to have tree company come back out to complete the job.
 - b. Gutters were cleaned but they missed the West facing gutters of the Parking Garage, Forest to have them come back out to finish job.
 - c. Jeff, Unit 18 – There is still a leak in the roof when it rains. Currently uses bucket under ceiling light fixture. Need to address this soon.
 - d. Carrie, Unit 2 –
 - i. Having water build-up issues on the pool-facing side of condo. Possibly a landscaping issue. Forest to have landscaper come look.
 - ii. Having same issue as Gerry (unit 1), about water pressure coming from the outside. Forest to talk to the city about this. Not an HOA issue, but needs to be addressed.

- e. Frozen sidewalk even after we shovel. Possible solution: adding tubes for the water to drain so it doesn't drain onto sidewalk. Forest to reach out to landscaper to look in to.
 - f. Amber, Unit 24 - Condo lights don't go off during the day. Reason: light sensors have been adjusted. Solution: Forest to get maintenance person to come look at light sensors.
 - g. Antonio, Unit 12 –
 - i. parking garage light above car is dim, replace bulb.
 - ii. Gold SUV in parking lot without plates, has been parked there for a long time.
 - 1. This is Joel's. Amber asked him to remove it.
 - h. Black cabinet left by garbage can. We identified who put it there, and they will be fined if not removed by 3/26/2025
 - i. **Carrie, Unit 2 to Join the HOA Board**
6. Meeting Adjourned: 7:31PM

Brookside Condominium Association
Annual Meeting Agenda
Monday, March 24, 2025, 6:30pm

Call in Information: 1.916.235.1420 PIN# 557413

1. Call to Order
2. Roll Call
3. Approval of the March 11, 2024 Annual Meeting Minutes
4. Homeowners Forum
5. Property Management Report
6. Open Issues
7. New Business
8. Meeting Adjourned

Re: 3/11/24 Annual Meeting

Amber Glover <amberglover18@gmail.com>

Wed 4/17/2024 9:32 AM

To: operations realtyone-co.com <operations@realtyone-co.com>

**Brookside Condominium Association
Annual HOW Meeting Minutes**

March 11, 2024

Attendees:

Gerry Williams (Unit 1)
Pamela Valencia (Unit 3)
Antonio DeLuna-Martinez (Unit 12)
Will Bashaw Secretary HOA (Unit 9)
Jeffrey Walenczak Board at Large (Unit 18)
Ron Nuances Board at Large (Unit 20)
Eric Bau VP HOA (Unit 14)
Amber Glover President HOA (Unit 13)
Forrest Scruggs Reality-One Property Manager

Call to Order: 6:30pm

General/Old Business

- Will new secretary of HOA
- Ron appointed Board at Large
- Will to look in to mirror for parking lot
- Pool house issue discussed, no plan of action at this time

New Business:

- Will (Unit 9): Front patio cracked at base near front wall, and also towards sliding door. Will to find estimate to fix.
- Gerry (Unit 1) : Front deck issues. No official bids received. Need 3.
- Will (Unit 9): The wall going down the stairs to bottom units is badly cracked, needs repair before more damage occurs.
 - Will to send picture of damage to Forrest.
 - Suggested anchoring the wall together to prevent further issue.
 - Remove tree that is next to wall? (Ron Seconds further discussion)
- New members will be voted in next year.

Meeting adjourned at 6:49pm

Amber Glover

On Apr 17, 2024, at 8:44 AM, operations realtyone-co.com <operations@realtyone-co.com> wrote:

Hi Amber....can I please get a copy of the meeting minutes. Thanks

Dana M. Counts
Vice President of Operations

Realty One, Inc.
1630 Carr Street, Suite D
Lakewood, CO 80214
303.237.8000

operations@realtyone-co.com
admin@realtyone-co.com

Our office will be closed May 3, 2024, returning to the office on May 13, 2024.

Our office is open by appointment only. Office hours are Monday through Thursday from 8:00 - 1:00 working remotely from 2:00 to 4:00. Our office is closed on Fridays.

Brookside Condo Association
Profit & Loss
January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Monthly Dues	85,880.00
Working Capital	600.00
Total Income	86,480.00
Expense	
ACH Quarterly Bank Fee	87.52
Annual Filings	53.00
Annual Fire Ext. Inspection	636.01
Association Management Fee	
Special Services	300.00
Association Management Fee - Other	7,200.00
Total Association Management Fee	7,500.00
Electricity	2,006.52
Gutter/Downspouts	700.00
Insurance Expense	35,039.97
Landscape Contract	4,799.27
Landscape Maintenance, Other	671.62
Legal	235.00
Office Supplies	36.49
Plumbing Repairs	496.95
Postage and Delivery	177.22
Repairs and Maintenance	
Additional Fire Ext.	300.85
Repairs and Maintenance - Other	843.19
Total Repairs and Maintenance	1,144.04
Snow Removal	338.67
Sprinkler Repairs	1,117.45
Tax Prep. Fee	325.00
Taxes	175.86
Trash Removal	8,656.74
Water & Sanitation	16,643.86
Total Expense	80,841.19
Net Ordinary Income	5,638.81
Other Income/Expense	
Other Income	
Interest Income	965.39
Total Other Income	965.39
Net Other Income	965.39
Net Income	6,604.20

Brookside Condo Association
Balance Sheet
As of December 31, 2024

	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating	10,624.79
Reserves	71,115.47
Total Checking/Savings	81,740.26
Accounts Receivable	
Accounts Receivable	-600.00
Total Accounts Receivable	-600.00
Other Current Assets	
Undeposited Funds	260.00
Total Other Current Assets	260.00
Total Current Assets	81,400.26
TOTAL ASSETS	81,400.26
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	55,002.55
Retained Earnings	19,793.51
Net Income	6,604.20
Total Equity	81,400.26
TOTAL LIABILITIES & EQUITY	81,400.26

Brookside Condo Association

Profit & Loss Budget vs. Actual

January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Monthly Dues	85,880.00	86,400.00	-520.00	99.4%
Working Capital	600.00			
Total Income	86,480.00	86,400.00	80.00	100.1%
Expense				
ACH Quarterly Bank Fee	87.52	138.00	-50.48	63.4%
Annual Filings	53.00	40.00	13.00	132.5%
Annual Fire Ext. Inspection	636.01	400.00	236.01	159.0%
Association Management Fee	300.00			
Special Services	7,200.00	7,200.00	0.00	100.0%
Association Management Fee - Other				
Total Association Management Fee	7,500.00	7,200.00	300.00	104.2%
Backflow Testing	0.00	175.00	-175.00	0.0%
Electricity	2,006.52	2,100.00	-93.48	95.5%
Gutter/Downspouts	700.00			
Insurance Expense	35,039.97	24,000.00	11,039.97	146.0%
Landscape Contract	4,799.27	4,800.00	-0.73	100.0%
Landscape Maintenance, Other	671.62			
Legal	235.00			
Office Supplies	36.49	45.00	-8.51	81.1%
Plumbing Repairs	496.95			
Postage and Delivery	177.22	180.00	-2.78	98.5%
Repairs and Maintenance	300.85			
Additional Fire Ext.	843.19	14,608.00	-13,764.81	5.8%
Repairs and Maintenance - Other				
Total Repairs and Maintenance	1,144.04	14,608.00	-13,463.96	7.8%
Reserve Contribution	0.00	8,640.00	-8,640.00	0.0%
Snow Removal	338.67	4,200.00	-3,861.33	8.1%
Sprinkler Repairs	1,117.45	1,000.00	117.45	111.7%
Tax Prep. Fee	325.00	350.00	-25.00	92.9%
Taxes	175.86	200.00	-24.14	87.9%
Trash Removal	8,656.74	5,820.00	2,836.74	148.7%
Water & Sanitation	16,643.86	12,504.00	4,139.86	133.1%
Total Expense	80,841.19	86,400.00	-5,558.81	93.6%
Net Ordinary Income	5,638.81	0.00	5,638.81	100.0%
Other Income/Expense				
Other Income				
Interest Income	965.39			

Brookside Condo Association
Profit & Loss Budget vs. Actual
January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Total Other Income	965.39			
Net Other Income	965.39			
Net Income	6,604.20	0.00	6,604.20	100.0%

BROOKSIDE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Monday, March 24, 2025, 6:30pm

Call in Information: 1.916.235.1420 PIN# 557413

The Annual Meeting of the Brookside Condominium Association will be held on the above date and location. The meeting is scheduled for 6:30pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of February 28, 2025, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., 1630 Carr St., Suite D, Lakewood, CO 80214, or email admin@realtyone-co.com.

PROXY

Brookside Condominium Association

ANNUAL MEETING, MONDAY, March 24, 2025

I, _____ am a member in good standing of the Brookside Condominium Association under the provision of the legal documents governing said association (please check one of the following):

_____ I grant my proxy to the Secretary of the Brookside Condominium Association.

_____ I grant my proxy to _____ (please name an individual who will vote your proxy at the March 24, 2025 meeting.)

This proxy is executed for the Annual Meeting scheduled for March 24, 2025 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote(s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: _____, 2025 By: _____

Address: _____

BROOKSIDE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Monday, March 24, 2025, 6:30pm

Call in Information: 1.916.235.1420 PIN# 557413

The Annual Meeting of the Brookside Condominium Association will be held on the above date and location. The meeting is scheduled for 6:30pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of February 28, 2025, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., 1630 Carr St., Suite D, Lakewood, CO 80214, or email admin@realtyone-co.com.

PROXY

Brookside Condominium Association

ANNUAL MEETING, MONDAY, March 24, 2025

I, Ryohei Dokai am a member in good standing of the Brookside Condominium Association under the provision of the legal documents governing said association (please check one of the following):

☒ I grant my proxy to the Secretary of the Brookside Condominium Association.

☐ I grant my proxy to _____ (please name an individual who will vote your proxy at the March 24, 2025 meeting.)

This proxy is executed for the Annual Meeting scheduled for March 24, 2025 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote(s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: 3/4/25, 2025 By: Ryohei Dokai

Address: 8910 Fox Dr #11, Thornton CO 80260

Brookside Condominium Association
Board of Directors Meeting Agenda

Monday, January 27, 2025, 6:30pm

Via Conference Call
1.916.235.1420
PIN# 557413

1. Call to Order
2. Roll Call
3. Approval of the Board of Director Meeting Minutes – No Meeting Minutes to approve.
4. Property Management Report
 - Year End Financials for 2024
5. Open Issues
6. New Business
7. Meeting Adjourned

Brookside Condo Association
Profit & Loss
January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Monthly Dues	85,880.00
Working Capital	600.00
Total Income	86,480.00
Expense	
ACH Quarterly Bank Fee	87.52
Annual Filings	53.00
Annual Fire Ext. Inspection	636.01
Association Management Fee	
Special Services	300.00
Association Management Fee - Other	7,200.00
Total Association Management Fee	7,500.00
Electricity	2,006.52
Gutter/Downspouts	700.00
Insurance Expense	35,039.97
Landscape Contract	4,799.27
Landscape Maintenance, Other	671.62
Legal	235.00
Office Supplies	36.49
Plumbing Repairs	496.95
Postage and Delivery	177.22
Repairs and Maintenance	
Additional Fire Ext.	300.85
Repairs and Maintenance - Other	843.19
Total Repairs and Maintenance	1,144.04
Snow Removal	338.67
Sprinkler Repairs	1,117.45
Tax Prep. Fee	325.00
Taxes	175.86
Trash Removal	8,656.74
Water & Sanitation	16,643.86
Total Expense	80,841.19
Net Ordinary Income	5,638.81
Other Income/Expense	
Other Income	
Interest Income	965.39
Total Other Income	965.39
Net Other Income	965.39
Net Income	6,604.20

Brookside Condo Association

Balance Sheet

As of December 31, 2024

	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating	10,624.79
Reserves	71,115.47
Total Checking/Savings	81,740.26
Accounts Receivable	
Accounts Receivable	-600.00
Total Accounts Receivable	-600.00
Other Current Assets	
Undeposited Funds	260.00
Total Other Current Assets	260.00
Total Current Assets	81,400.26
TOTAL ASSETS	81,400.26
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	55,002.55
Retained Earnings	19,793.51
Net Income	6,604.20
Total Equity	81,400.26
TOTAL LIABILITIES & EQUITY	81,400.26

Brookside Condo Association

Profit & Loss Budget vs. Actual

January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Monthly Dues	85,880.00	86,400.00	-520.00	99.4%
Working Capital	600.00			
Total Income	86,480.00	86,400.00	80.00	100.1%
Expense				
ACH Quarterly Bank Fee	87.52	138.00	-50.48	63.4%
Annual Filings	53.00	40.00	13.00	132.5%
Annual Fire Ext. Inspection	636.01	400.00	236.01	159.0%
Association Management Fee				
Special Services	300.00			
Association Management Fee - Other	7,200.00	7,200.00	0.00	100.0%
Total Association Management Fee	7,500.00	7,200.00	300.00	104.2%
Backflow Testing	0.00	175.00	-175.00	0.0%
Electricity	2,006.52	2,100.00	-93.48	95.5%
Gutter/Downspouts	700.00			
Insurance Expense	35,039.97	24,000.00	11,039.97	146.0%
Landscape Contract	4,799.27	4,800.00	-0.73	100.0%
Landscape Maintenance, Other	671.62			
Legal	235.00			
Office Supplies	36.49	45.00	-8.51	81.1%
Plumbing Repairs	496.95			
Postage and Delivery	177.22	180.00	-2.78	98.5%
Repairs and Maintenance				
Additional Fire Ext.	300.85			
Repairs and Maintenance - Other	843.19	14,608.00	-13,764.81	5.8%
Total Repairs and Maintenance	1,144.04	14,608.00	-13,463.96	7.8%
Reserve Contribution	0.00	8,640.00	-8,640.00	0.0%
Snow Removal	338.67	4,200.00	-3,861.33	8.1%
Sprinkler Repairs	1,117.45	1,000.00	117.45	111.7%
Tax Prep. Fee	325.00	350.00	-25.00	92.9%
Taxes	175.86	200.00	-24.14	87.9%
Trash Removal	8,656.74	5,820.00	2,836.74	148.7%
Water & Sanitation	16,643.86	12,504.00	4,139.86	133.1%
Total Expense	80,841.19	86,400.00	-5,558.81	93.6%
Net Ordinary Income	5,638.81	0.00	5,638.81	100.0%
Other Income/Expense				
Other Income				
Interest Income	965.39			

Brookside Condo Association

Profit & Loss Budget vs. Actual

January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Total Other Income	965.39			
Net Other Income	965.39			
Net Income	6,604.20	0.00	6,604.20	100.0%