

Brookfield Owners Association
2023 Annual Meeting
November 14, 2023 5:30 PM
Zoom Conference

CALL MEETING TO ORDER / ESTABLISH QUORUM

Meeting was called to order at 5:33 PM. In attendance were board members Ryan Drepaul and Mason Bleasdell. Brian Schroeder from Goodwin & Company in attendance as well as eight community residents. Quorum of 5% for the voting of the board candidates was met via the use of Vote HOA Now (electronical voting).

APPROVAL OF 2022 MEETING MINUTES

Ryan Drepaul made a motion to approve the 2022 Annual Meeting Board of Directors meeting minutes. The motion passed unanimously.

BOARD OF DIRECTORS REPORT

- Late in the pool season, plumbing issues were encountered which required the pool to be closed for a few days for the safety of the residents. Remediation actions were taken resolving the issue. Pool has been winterized and will be ready for next year.

COMMUNITY MANAGER REPORT

- Accounting: 2022 YE Balance Sheet \$913,395 and as of October 31, 2023, the Balance Sheet is \$879,450.
- Restriction Enforcement: YTD 1482 violations with 78% being courtesy notices (Stage 1).
- Fence repair on Dessau was a large expense this year as wood columns were leaning and had to be replaced.

COMMITTEE REPORTS

- Social Committee: Seeking leader and volunteers to help organize events such as movie in the park, food trucks, etc.

BOARD ELECTION RESULTS – TWO POSITIONS UP FOR ELECTION

There were 161 votes received from the 1,460 units in the community, equating to 11.03% participation.

- Rodrigo Dominguez: 126 votes
- Charles Torrance: 84 votes
- Mason Bleasdell: 82 votes
- Neither: 1 vote
- Karissa Smith: 1 vote
- Quorum only: 1 vote
- Nobody: 1 vote
- Adrian Salazar: 1 vote

Rodrigo Dominguez and Charles Torrance were each voted in for the two Director positions.

HOMEOWNER COMMENTS

- Scott Henderson – Scott shared that he was a former board director of five years, and that he understands the amount of volunteer work that goes into being on the board. Given there are a total of 5 board seats permitted, would the board consider appointing Mason Bleasdel for a new term? Board to consider appointment ability at a later time.
- Bell – Shared safety concerns with larger trailer residing off of Valerian Tea and Peppermint blocking the stop signs. Bell to share the details with Brian. What is the frequency of garage sales in the community? There are no notices/limitations in the county.
- Bryan – Shared concerns that public access sidewalks need to be fixed. The pool chair hasn't worked in years. The pool is not ADA compliant. Board to consider the cost undertaking of repairs and replacements.
- Adrian – Congratulated new board members and asked for more frequent updates and quarterly meetings.
- Anabel Granado – Congratulated new board members. Also shared [earlier] concern about sidewalks being uneven and should be addressed.
- Greg O'Neil - Congratulated new board members. Asked for latest finances uploaded to the Brookfield website. Greg was referred to TownSq for the latest information in the interim; website to be updated. Asked whether Richard Shelton was still in the President role. Informed that Richard is no longer with us. Lastly, he shared that the board has been doing a great job.

ADJOURNMENT

Ryan Drepaul made a motion to adjourn the meeting at 6:01 PM. The motion passed unanimously.