

**Morningside Heights 5th Addition/Brigadoon
Annual Board Meeting
February 25, 2022, 11:45am**

Minutes

1. Attendees:
 - a. Casey Mason – Summit Properties (Declarant)
 - b. Bill Butler and Ron White – WEB Properties (Manager)

2. Financial Review
 - a. 2021 Actuals
 - i. Income - \$86,965.20
 - ii. Expenses - \$76,479.59
 1. NOI - \$10,485.61 (New homes)
 - b. 2022 Budget
 - i. Income - \$95,285.00
 - ii. Expenses - \$96,836.00
 1. NOI - (\$1,551.00) = Additional landscaping & Utilities
 - iii. Vote to Approve – **APPROVED BY CASEY MASON - DECLARANT**

3. Bank accounts EOY 2021:
 - a. Operating - \$14,543.78

4. Morningside Heights 5th Addition/Brigadoon Outstanding Issues:
 - a. Trees at Morningside Park – to prevent motorcycles and other off-road vehicles from accessing adjacent vacant land. Approved to get bids for trees or a fence.
 - b. Re-bark playground. Approved to get bid.
 - c. Utilities likely to be over budget from unbudgeted meters and occasional spike.
 - d. One homeowner raised concern about shoveling snow off Chapman sidewalk. Hasn't been done in recent history, so will let it be for now.
 - e. Suggest sending a letter to all homeowners reminding them that WEB is the management company on behalf of the Declarant and things we are generally responsible for, including CC&R violations. Approved

5. Adjournment – 1:00pm