

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, March 30, 2022 @ 5:30 PM
Virtual Meeting

Call to Order. Scott Conner, President, called the meeting to order at 5:34 p.m.

Board Members Present. Scott Conner, President; Joe Nortnik, Secretary/Treasurer; Doug Garrick, Vice-President; and Christine Sartoris, Community Association Manager.

Member Input. No member input.

Adoption of Previous Minutes – January 26, 2022 with no corrections, the October 26 meeting minutes stand as written.

Financials – Christine provided an overview of the period ending February 28, 2022. Total cash at end of period \$34,006 in the Operating Account, and \$4320 in the Reserve Account.

There were five delinquent accounts. No unexpected expenses. Scott asked about insurance coverage. It was noted there is a D&O policy in addition to the coverage of structures, and general liability. He also had a question about pre-paid assessments. It was noted those are considered a short-term liability.

Old Business

Reserve Study. Reserve Study draft was provided to the Board. There were a couple of changes suggested regarding reporting of funding different segments in addition to a lump sum fund. Scott noted the funding per year is \$20,300 which would be approximately \$42/month per unit. The study will provide the board with a guide to fund reserves with anticipated end of useful lifespan of elements maintained by the Association.

Plant replacement project. To move the plant project along, board requested CIC to conduct a walk-thru to confirm plant replacement against the original list and to determine any additional needs.

Repairing area affected by ground erosion (near 1870 and 1880 Wellington). Scott agreed to contact Eric Olsen again and get an update.

North side Drainage Update. Scott is pursuing consult with an engineer after consult with the Association's attorney. It will be for the Association to mitigate and requires collaboration and perhaps an agreement of owners of the dirt knoll.

Ongoing Policy Review and Update on Approved Policy and Bylaw Changes. Bylaw changes reviewed by the attorney and those will be updated to reflect the amendments. The responsibility chart and Covenants would likely require modification. Awaiting additional information from the attorney on next steps. Any change to the Covenants will require 67% approval of the membership.

New Business

Solar Information Update Doug Garrick presented research on solar companies and the idea of sharing solar systems among grouped unit owners. The solar companies discouraged shared systems. The suggestion seemed to baffle them. They provided Doug with options for his unit. The next step would be an application to the ACC if a homeowner was to pursue rooftop solar.

Safety and Security Matters The vacant building site with foundation has become a significant safety concern with open trenching and exposed rebar. The Board requested the management company to send a formal letter to all representatives of the property and escalate action required because of serious risk of injury if left unabated.

Other issues noted were parking on Brickyard Ct. City requirements would dictate distance from driveway and/or intersection one could park. A reminder to be sent to owners on Brickyard Ct regarding parking and noise.

The board discussed parking in the island and determined there was not an ongoing issue. Therefore, there was not need to address at this time.

Executive Session—An executive session was called at 6:40 to discuss legal matters regarding the estate of Ted Martin.

The meeting was reconvened at 6:50 p.m. No decisions were made in executive session.

Adjourn. With no further business to discuss, the meeting adjourned at 6:50 p.m.