

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, July 27, 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; Doug Garrick, Vice-President; Joe Nortnik, Treasurer/Secretary by proxy; and Christine Sartoris, Community Association Manager.

Member Input. No member input.

Adoption of Previous Minutes – May 25, 2022 with no corrections, meeting minutes stand as written.

Financials – Christine provided an overview for the period ending May 31, 2022. Total cash at end of period \$36,750 in the Operating Account, and \$4320 in the Reserve Account. AR is becoming significant primarily because of properties involved in the estate of Ted Martin. Penalties will be assessed starting January 1, 2022. June financials were delayed but will be posted in the coming days.

Old Business

Plant replacement project - Complete

Repairing area affected by soil settlement issue (near 1870 and 1880 Wellington) – Common area has been repaired but the sinkhole previously noted at 1880 is significantly worse. 1880 resident reports that Eric Olsen has agreed to take care of it. Settling issues in front of 1795 and 1820 have not changed. They will need repair at some point but not critical.

North side Drainage – Scott met Mike Huddleston of Huddleston and Barry Engineering onsite on June 1. The engineer and an excavation contractor met on site the following week and Scott and Doug met the excavation contractor onsite July 22. We will need to regroup with the engineer and modify our approach to the issue.

Policy and Governing Document Review – Christine suggests polling membership regarding amending CC&R's with nightly/short term rental restriction and restricting garage sales. Scott will draft a note to ask membership for reaction to no nightly rentals or short term rentals less than 30 days and no garage sales. Pending member reaction, we can include this in the CC&R amendment in the fall.

Dog Waste Station – Complete – two installed

ACC – Christine is finalizing the agreement with an architect. ACC has received an application for development of a duplex at 1875 and 1885 Wellington. A homeowner reported a concern regarding a 3ft high fence at 1770 Wellington privacy fence was built with no gate. The ACC approved the fence on 6/22, it was built as submitted, and there is no compliance issue. The trash can issues continue and the owners and residents will be sent follow up notices per the policy.

Solar PV – Doug provided additional information on possible financing options for a larger scale multiple unit deployment. Member feedback and assess level of interest is necessary. Include in note to members.

New Business

Squirrels/prairie dogs/mice – Digging out dirt in rock wall and likely damaging plants. Scott recommended identifying the vermin before determining mitigation or extermination methods. Once vermin are verified, further research required on appropriate control methods.

Executive Session

An executive session was called at 6:22 to discuss attorney findings on the Estate of Ted Martin.

The meeting reconvened 6:26 p.m. No decisions were made in executive session.

Adjourn. With no further business to discuss, the meeting adjourned at 6:42.