

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Thursday, August 26, 2021 at 5:30

Virtual Meeting – via zoom

Call to Order—Scott Conner, Interim President, called the meeting to order at 5:39 p.m.

Board Members Present – Scott Conner, Interim President; Joe Nortnik, Secretary/Treasurer; Ted Martin, Vice-President by proxy provided to Scott Conner; and Christine Sartoris, Community Association Manager.

Scott introduced himself and Joe. Scott thanked Jim Stone for providing additional information and history earlier in the day. Jim Stone, resigned as president in July.

Scott provided a summary of the Board Meeting process, noting members do have an opportunity to speak prior to the board's action on a motion. He noted everyone would remain on mute with the exception of the board members until the time in which members could provided input. He reminded attendees this is a board meeting for the board to conduct the business of the Association. Member participation is limited. A member also asked if previous minutes were posted.

Member Input. Scott opened the floor to the members for any comment or feedback on any agenda item or any general concerns. A member asked when the payment option would be available. Another member asked, speaking on behalf of another member, if members would be afforded an opportunity to select their own trees and shrubbery when the replacement time came. A member let the board know another member wanted to participate but wasn't able to because the meeting is being conducted via zoom. A member asked if previous minutes were posted, and why members were not informed of the Action Without Meeting decisions which took place in July.

Approval of Previous Minutes – Scott read the actions taken by the board on July 8 and July 15, 2021. The action without meeting for July 8, 2021—A motion to appoint Scott Conner to fulfill the remaining term vacated upon the resignation of Jim Stone and to also elect Scott Conner to the position of interim-President. With all members voting and no objection, the motion carried.

The action without meeting for July 15, 2021 – Scott reported a preliminary vote was taken regarding the amendment of the Bylaws back to the original version which was approved by the members regarding Section 4.1 Number and Terms of Office. The Board took a preliminary vote and all were in favor. However, the change back to the original version of the Bylaws approve by the members will be place on the Board Agenda for an open meeting and time for members to provide comment.

The other two resolutions concerned the Association's banking accounts. With all members present and voting and no objection, a motion to approve the Corporate Banking Resolutions Opening New Accounts & Signatories 07.15.2021 passed.

With all members present and voting and no objection, motion to adopt the Corporate Banking Resolution to Close Account at Bank of the West passed.

Scott then asked for a motion to approve the June 2, 2021 Meeting Minutes with task list. Joe moved and Scott seconded a motion to approve the June 2, 2021 Board Meeting Minutes. Scott asked for any comment from the members. With comments closed, the motion carried.

Financials – Scott asked and then noted previous financials were not approved by the Board and they would continue in this tradition for now. Christine then presented the report for period ending June 30, 2021. Account Receivables reflected \$1700 in pre-paid assessments. Total cash on hand at the end of period \$34,331. The income statement due to being provided on a Cash Basis did not reflect true expenses for the period. Christine noted the Landscape Maintenance Contract was not paid until August and would be reflected on subsequent reports. No corrections needed since the Association has been and will continue through the end of the year reporting on a Cash Basis.

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Reports

Grounds & Common Areas. Scott reported the board and manager conducted a walk-through earlier in the day to assess some of the issues reported previously and current issues. Scott noted the issues with the mud runoff due to recent rain events on the north side of the community. Member feedback provided to the management company was provided to the board. Additional research is needed which includes the approved drainage plan and best practices for mitigation. The Association is looking for a cohesive approach to the issue. It was also reported current mud wash will be remediated on an as need basis by the landscape contractor. Additionally, the Association will need to determine through research what is the HOA responsibility vs the developer vs the homeowner.

Scott reported on the northeast side of the community settling soil, and the sloughing off of the embankment at the east end in the cul-de-sac, is another cause for concern. Scott has been in contact with the developer and is affording the developer the opportunity to remediate the issue. The embankment and settling will be closely monitored.

Canal signage has been installed.

The board reviewed the bulletin noting complaints about water spotting and newly installed solar light not working. The board views it as an eyesore and another maintenance item. Not very well constructed and they are considering its fate, especially given more effective and efficient means of communication.

Scott reiterated the board will focus their attention on the main issues such as the drainage, embankment, tree and shrub replacement, reserve study, 2022 budget, and the transition.

Old Business

Scott reported the Board will table the Reserve Study decision until he has had ample time to review the 2 bids and recommended an additional bid.

Scott reported the Care and Maintenance policy was mislabeled. However, no decision would be made on the policy as the Board was also reviewing a responsibility chart and would need to make considerations based on budget and members' appetite for assessment increases.

Scott reported the Covenant initiative to limit short-term rentals did not pass. The board did not have the voting results at hand, but will report those to the community and will also seek additional input to determine if they would try again.

New Business

The Annual meeting for the year has been conducted. However, the declarant control period has ended, and a Special Meeting will be called to complete the transition from declarant to homeowner control. Because we are nearing the end of the year, the Board will include the budget ratification for 2022 at the Special Meeting. Christine will poll the board regarding best dates for the Special Meeting and upcoming board meetings. Scott noted the board will commit to sending out board calendar sooner.

Additionally, Scott reported the need for members to serve on the Architectural Control Committee.

Prior to closing the meeting, Scott asked for additional comments.

Adjourn. With no further business to discuss, meeting adjourned at 6:47 p.m.