

# **THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

Wednesday, January 25, 2023 @ 5:30 PM  
Virtual Meeting

Call to Order: Scott Conner, President, called the meeting to order at 5:32 p.m.

Board Members Present: Scott Conner, President; Karen Stall; Doug Garrick, Vice-President

Member Input. No members present

Adoption of Previous Minutes: November 30, 2022 approved with no corrections, meeting minutes stand as written.

Election of Officers: Karen will become the new Secretary/Treasurer, Doug and Scott will retain Vice President and President roles respectively.

Architectural Control Committee: We continue to recruit for committee members. Required revisions to ACC policy to comply with governing documents and new State law regarding flags and yard signage. Also need to be specific about plans required for submissions for approval of new construction. Scott will draft revisions for the board review.

Set Dates for 2023 Board Meetings: Meetings will continue to be on 4<sup>th</sup> Wednesday every other month (Jan, March, May, July, Sept) except for November which will be on the 15<sup>th</sup> to avoid Thanksgiving.

### **Financials**

End of Year 2022 – Because of repairs to north side drainage, legal services, and architectural/engineering services we ended the year with \$23,666 in our operating account. Overspent our budget approximately \$15k because of these three budget items.

Reserve account contribution – Budgeted \$5400 in 2022. While it will spend down the operating account below our normal balance, Board agrees to move \$5000 to reserve account to ensure we commit funds for future repairs.

Select another board member for bank account signatory – Change signatory from past treasurer, Joe Nortnik, to Karen Stall, new treasurer.

### **Business**

2023 Landscape maintenance contract – 2022 \$18950, 2023 is \$19,974 which is within our budget amount of \$20,000. For reference, 2022 was \$18950. Snow removal was the same as 2022 at \$435 per occurrence. Due to relatively small increase received from current contractor and feedback from association management company, we will not re-compete the contract this year. Scott Conner will sign 2023 snow removal and landscape maintenance contract.

Driveway Shoveling – members will be able to pay \$30 additional fee for driveway shoveling to snow removal contractor directly. This does not include shoveling sidewalk to their front door. Include this information in member newsletter.

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North side drainage performance update – appears to be working well. Remove this item from future agendas.

CC&R Changes – have not received update from Bray regarding votes received for 2022 CCR changes affecting short term rentals, garage sales, and garbage/trash revisions. Prior to pursuing additional CC&R changes expanding HOA maintenance and repair responsibilities and correspondingly increasing assessment rates, board will first clarify for members what is currently included in HOA maintenance responsibilities and then solicit member feedback regarding their desire for a change. Scott agreed to draft communication.

Member Communications – Karen agreed to continue writing monthly newsletter.

“Guidelines for Our Neighborhood” Document: Board agrees to rescind this document and let the existing governing documents and policies stand as our guidelines and rules for the neighborhood.

New Policies – Two new policies were written by Bray and provided to HOA that are compliant with the recently passed House Bill 22-1137; Covenant Enforcement Policy and Dues Collection Policy. The board approves the policies as written and they are posted to the association website for member comment. Karen will add to newsletter that documents are available for members to comment on until the end of February.

Compliance Issues – Parking on common elements and trash cans continue to be an issue. Follow up with Bray required.

**Executive Session – None held**

**Adjourn.** With no further business to discuss, the meeting adjourned at 6:29 p.m.