

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Wednesday, October 13, 2021 at 5:30 p.m.

Virtual Meeting – via zoom

Call to Order – Scott Conner, Interim President, called the meeting to order at 5:33 p.m.

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

Scott thanked members for attending, thanked those who provided feedback earlier, and noted the board would hear comments and feedback regarding the policy changes to take into consideration prior to adoption. However, because the board requests Ted's input on this matter and he was unable to do so due to illness, they will postpone the vote until the regularly scheduled board meeting, October 26, 2021.

Consideration and Adoption Member Comments

Jim Stone provided background regarding the first changes to the Bylaws. His comments were also reported via email and a telephonic conversation with Scott Conner. Jim's stance is to keep the Bylaws as first amended.

Next, provided comments on the Responsibility Chart included in the Care, Maintenance, and Replacement Policy, such as owners' responsibility for the foundation and driveways, insurance, and provision #8 which provides the board the option to deviate if circumstances required. He also advocated for in-person meetings.

Doug Garrick commented his number one concern was the drainage issue. He was concerned about foundations which could be affected by subsidence and erosion. He stated it would be prudent for the board to address this.

The board noted the drainage issue is a top priority.

Paul Ericson provided information regarding units on the north with irrigation shutoff valves on the exterior which should be added to the language. Paul also provided comments via email objecting to having only virtual meetings, questioning past reserves, questioning cost savings by changing HOA insurance policy, and questioning how doors, windows, and foundations are handled in the proposed Care, Maintenance and Replacement Policy and how their future replacement would be handled to ensure community consistency.

Steve & Diana Cline introduced themselves as new owners in the community and were attending because they wanted to learn more. They thanked the board for holding virtual meeting so they could attend. They reported a concern about the rain event and wished to know more. Christine let them know she would fill them in on the matter. They also let the board know when purchasing in the community they were informed they were only responsible for the inside of the unit.

Christine provided clarification of Limited Common Element.

Scott thanked the members again for their feedback, and again noted the decision would be made for the adoption of the policies at the board meeting in about 2 weeks. He noted the work on the Care, Maintenance, and Replacement policy would inform the upcoming reserve study. All of this has an impact on monthly assessments and the board wants to find the balance. Ultimately, the board is seeking the most feedback from the membership.

Finally, Scott noted the openings on the Architectural Committee and one board seat will be open and filled at the November Special Meeting of the Members. If members were interested in serving their community to please reach out to them.

Adjourn. With no further business to discuss, the meeting was adjourned at 6:03 p.m.