

# THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Wednesday, November 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

**Member Input.** Members present Paul Erikson, Karen Stall, Rob Witt, Steve Shuey, Sarah Saunders

No member input

**Adoption of Previous Minutes** – September 28, 2022 approved with no corrections, meeting minutes stand as written.

**Financials** – October 2022

Operating account \$29436. Reserve account \$4320 and accounts receivable \$7748. Budget looks good with exception of legal fees which are \$5640 and budget is \$1500.

2023 Budget – Care and Maintenance policy continues to be under legal review and cannot be implemented unless there are changes approved by the members to the CCR's so this will not be addressed in 2022. Anticipate no change to monthly assessment for 2023. All 48 units are assessed equally per the governing documents. Working capital contribution occurs when property is sold and we expect at least 6 sales in 2023. In 2023 we are budgeting for engineering and architectural services which we have not in the past and increasing amount for landscaping repairs. Joe motioned to approve 2023 budget, Doug seconded and budget was approved as presented.

### **Business**

Transition of Management Companies – from CIC to Bray is complete. Bray charges for note taking and attending meetings but board is capable of this to save money. Board just became aware that Bray may not be set up for ACH this month, may take some time to iron this out. We maintained accounts at Alpine bank. Late fees will not be assessed for the first month or two until we have everything set up and working well. Members (Paul, Doug, Steve) are getting notice that CIC processed some December payments. Members will need to work with CIC and Bray to ensure payments were made.

North side Drainage Update – Doug update – the work is completed, looks good. Church is happy with the way it looks taking into account we moved lots of dirt on their property. This will resolve north side drainage issues. Doug exploring adding straw waddles at Masonry way to minimize any additional erosion there.

CC&R Changes - Scott met with attorney about CC&R changes. Attorney suggested to make smaller changes this year and tackle the larger platting differences and common area differences in 2023. We will offer changes to:

Short Term Rentals - no nightly rentals and no short-term rentals of less than 30 days.

Garage Sales – no public sales/garage sales.

Trash Cans – changes required so all units, regardless of whether they are surrounded by common area or not, will have to comply.

Platting/Lot Ownership Issues for Maintenance, Repair & Compliance – to be addressed in 2023.

Member Communications – Unfortunately there wasn't a November communication sent out. The communication was written and submitted to CIC but it was not transmitted to members. Bray was also unable to send it out because they were still transitioning. Expect a December communication from Bray.

Soil Settlement East End and decision on HOA involvement – Area where settlement has occurred involves six lots and is not HOA property or common area. However, HOA has paid to determine and understand the problem and the probable fix. There is also a current proposal from Knott Engineering to produce construction documents. Expect remediation costs to be between \$15 and \$50K. Reinstallation of the irrigation line will be HOA responsibility. Scott

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recused himself from decision regarding future HOA funding as his unit is part of this issue. Board determined not to participate in any additional engineering or remediation work in this area with the exception of water line when that needs to be replaced.

Annual Meeting Date – Proposed CCR changes are not back from attorney with their review. Propose moving annual meeting to 12/19/22 at 5:30pm to ensure adequate time for members to review all of the meeting information. Scott will check with Bray for availability.

ACC Report out – Joe has not dealt with any issues but not positive that something didn't get lost in management company transition. There is a place on Bray website for ACC request.

Compliance Issues – Some compliance issues may not have been dealt with due to the transition to Bray. Encourage members to bring issues to a board member and/or to Bray. We expect improved covenant enforcement.

Vacant Lots – Scott has been in contact with a potential buyer of six lots along Brickyard Ct and Wellington Ave. Discussion regarding responsibility to landscape common area around new construction. Board's position is that landscaping plan must be submitted and installed by builder as a condition of ACC approval. In addition, retaining wall behind the unit and along the canal will need to be completed by the builder/developer.

**Executive Session**— None held.

**Adjourn.** With no further business to discuss, the meeting adjourned at 6:44 p.m.