

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, September 28, 2022 @ 5:30 PM
Virtual Meeting

Call to Order. Scott Conner, President, called the meeting to order at 5:30 p.m.

Board Members Present. Scott Conner, President; Joe Nortnik, Secretary/Treasurer; Doug Garrick, Vice-President

Notice: Scott Conner notified of the Issuance of termination letter to CIC – Planning to have another company onboard within 30 days with 30 days for transition.

Member Input. Members present Sarah Saunders, Jim Stone, Paul Erikson, Karen Stall, Ed Lenhart.

Jim Stone – when will estate be resolved and what does this means for A/R.

Island on east end landscaping not done although last board meeting minutes say plant replacement project is complete. Dead plants are still there. Faucet was meant to be capped. Board response: the project as scoped was completed, we will ensure the island is included in next years project.

What is short term and what is long term for rentals? Board – Current thought is no nightly rentals and short term is less than 1 month.

Is the current Maintenance policy in conflict with CCR? Board – Yes, as CCR's are currently written 1770 had fence built that has no gate – fire access issue? Board- ACC will review.

There are issues with the squirrels in the rocks. Board – previously discussed and looking at when, or if, or how the HOA should mitigate.

New business – retaining wall on S and E side of canal. What's the purpose? Board – Currently more concerned about bank around (1870, 1880, 1890 & 1895 Wellington)

Karen Stall – what is the process for replacing CIC? – Board – we will develop and RFP, identify other providers, sending list of requirements, interview, then select within 30 days so there is a 30 day transition.

Adoption of Previous Minutes – July 27, 2022 approved with no corrections, meeting minutes stand as written.

Financials – August financials are not available. Financials as of the end of July. Note that A/R are high right now but several letters have been sent. On track with all budget line items other than for the attorney which is \$3200 currently and we expect to be in excess of \$5,000 by end of year. There is \$5400 that is budgeted to go to reserve but we may not be able to based on other expenses this year.

Old Business

North side Drainage Update received pricing from engineer (\$750) and excavation (not to exceed \$5000). Excavation company has not signed their contract yet. We have agreement from the church to access their property and do the work. Proposing we don't do the clean-up work in backyards until we do that work as it will keep happening.

Proposed CC&R Changes for Consideration at Annual Meeting

Short Term Rentals: Response has been in support of limiting STR.

Garage Sales: Responders in favor of no garage sales.

Checking if we make all changes together or each separately. Scott will consult with attorney.

Rework wording so the Maintenance Responsibility Policy can be implemented and HOA can legally do work on units.

New Business

HOA needs to develop another list of landscaping needs to be completed in 2023 as pointed out by members.

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Member Communications Role: Karen Stall will keep membership updated on major issues approximately once a month.

Annual Meeting Date December 14, 5:30pm Issues will be 2023 budget, amendments to CCR's. Budget should be done and approved by membership before end of year. November 30 is next board meeting. Scott propose move annual meeting into December due to onboarding of new management company.

Soil Settlement/Erosion East End CIC was point of contact on this. Joe will take the lead while in transition. Been in touch with Sam, engineer from Knott Labs. Site visit and grading issues documented. Waiting on additional photos. Knott labs will generate a summary letter report which we can use to determine appropriate next steps. Next step likely to be engaging a design engineer for an approved design before doing any work on the sight. Knott is not soil engineer but forensic investigations. We have done minor efforts to protect the unit and make sure water drains away in interim before longer term solution. Sarah requested to have report be shared with her from Knott.

Retaining Wall South and East Side along Canal Joe – not a current high priority. Is retaining wall even needed? Have been assuming that rock wall will be finished by builder. Is this what community wants? Is there an engineering need for soil retention or security issues? Knowing that this is a very expensive project it is “on the boards radar” currently. New developers should pay for a portion along the units they build. Should request to Ted Martin estate that this is an unfinished common element. East side condition is different from South side and we have to wait for engineer to recommend next steps. What would be appropriate material for a retaining wall. Large boulders currently not working well on North side due to drainage issue from adjacent property.

Addressing Priority Issues From Recent Letter to the Board Board will be increasing communications, and new management company will help with landscape management and website issues. Some of the issues will need to wait until current projects and issues are resolved and the Board has more bandwidth to deal with them.

ACC Report out no additional information from CIC. Still waiting for builder response to ACC comments on plans. Joe connect with Christine on ACC requests/ status/ etc. Need to follow up in timely fashion particularly with developer on East end.

Compliance Issues Will be a priority under the next management contract.

Security Doug – looking at security system that may integrate with Solar company. Currently is being used by some community members. Want to be clear the board is not endorsing a particular provider, it is homeowner choice. Will include information in community updates.

Executive Session—An executive session was called at 6:48PM.

CIC management Contract discussed.

Landscaping Contract discussed.

Engineer and Excavator Contract discussed.

Decisions for transition: Scott to be contact for attorney, Huddleston Berry, Excavation Contract. Doug contact for – Dynamic Landscaping. Joe – Knott Laboratories

Adjourn. With no further business to discuss, the meeting adjourned at 7:16 p.m.