

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, May 31, 2023 @ 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; Karen Stall; Doug Garrick, Vice-President

Members Present: None

Member Input: None

Adoption of Previous Minutes: March 29th, 2023 approved

Financials

Through end of April 2023 – Operating account balance of \$28k and a reserve account balance of almost \$12K. Asking management firm for financials relative to budget. Need this as a tracking tool. Also will request copies of every bill paid.

Business

Landscape - East end irrigation repair status - repaired.

Soil settlement – eventually plan that the fence may need to be removed as the soil keeps moving in the back. Over long-term plan to replace it with something else, possibly large boulders which will not be affected by small movements of soil.

Building on East Side lots – must have appropriately engineered foundations and use materials approved by ACC.

Building 6 sites on Brickyard Ct. - must construct the retaining wall for the entire linear footage behind those 6 lots.

Cul-de-sac irrigation repairs and plant replacements - no updates.

Tree install at 1785 Wellington - board approves to give homeowner permission to install own tree.

East side subsidence update – portion of work for 1870 and 1880 needs board approval for responsibility of HOA's portion. Approximately \$4500 of \$28,000 will be HOA. Board requests that Mark Shoberg or a member of HOA Services review the spreadsheet to ensure appropriate division of costs. Board approves starting work. Discussed appropriate placement of porta-potty and communicating construction activity to entire neighborhood.

CC&R Changes – 10 properties in support of changes to CC&R's regarding Short Term Rentals, Garage Sales, Trash Can update. Need 32 properties to pass. This is still open for voting until next annual meeting in December.

Compliance Issues – Trash cans, hazardous activity compliance letters. Request management company to remind homeowners that they are responsible for renter compliance issues.

Architectural Control Committee – Approved requests for zero-scaping 1870/1880 Wellington front lawn due to subsidence issues caused by water and roof mounted PV system at 1750 Wellington.

New ACC policy - Board approved rewritten ACC policy which supersedes policy signed May 5, 2021.

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HOA website – Inaccurate information regarding what dues cover. Also a “Rules and Regulations” document is posted that is out of date and previously superseded. Scott will contact them to make corrections and remove outdated policy from website.

Board and ACC members – no one has expressed interest. Board to reach out to new owners.

Neighborhood communication – need to send out a communication regarding construction activity for East side subsidence work.

Executive Session - none

Adjourn. With no further business to discuss, the meeting adjourned at 6:48 p.m.