

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, July 26, 2023 @ 5:30 PM
Virtual Meeting

Call to Order: Scott Conner, President, called the meeting to order at 5:31 p.m.

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

Members Present: None

Member Input: None

Adoption of Previous Minutes: May 31, 2023 approved – change footer from March to May

Financials

Through end of June 2023 – operating account \$30,374, reserve account \$12,692, accounts receivable \$7,150. Scott requesting report from Mark/ HOA Services to be able to follow up on AR. Following up on legal expense charges to understand what services were invoiced.

Business

Landscape

East end irrigation repair status – new irrigation issues since May meeting. Dynamic Landscaping has been notified to fix the problems.

Cul-de-sac irrigation repairs and plant replacements – no change.

Fencing - issues throughout the community. Propose getting proposals to repair all fencing issues. Doug and Karen to follow up. Scott mention to include the fence behind 1870 Wellington in review and the privacy fence between 1870 and 1880 is newly constructed but may still need better attachment methods.

East side subsidence update & invoice – 100% repaired. Final bill approx \$20000. Engineering \$995. Unknown charges from Dynamic for landscaping as this goes directly to Bray. Scott sent all construction documents and proposed cost splitting matrix to Mark Schoeberg of HOA Services to review and then met on-site as previously requested by the Board. Mark determined proposed construction split was fair and reasonable. \$2392 is HOA component of the work. Board approves paying \$2392 to HOA services from association bank account as previously agreed.

CC&R Changes

2022 – Short Term Rentals, Garage Sales, Trash Cans- no updates. Propose sending another request for votes before annual meeting. Remind community through communications that they can still vote on CC&R changes.

2023 – Maintenance and Repair. Next steps Karen proposes sending communication via email and postal that explains what current HOA dues cover. Will ask HOA services to coordinate. Board dividing up all owned units to contact directly about what they are interested in dues covering and associated costs after communication is sent out.

Compliance issues and report – HOA services doing a good job keeping up with trash can non compliance.

Architectural Control Committee report - none.

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Vacant Lot – weed issues. HOA owns ground around parcels. Board proposes following up with HOA Services for proposal to weed this area along with 4 vacant lots on East end.

Embankment near church – Managing erosion and channels on this slope for mud run off. Board approves Doug looking into getting waddles or other solution delivered for this slope.

Executive Session – none

Adjourn. With no further business to discuss, the meeting adjourned at 6:22 p.m.