

THE BRICKYARD AT WELLINGTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, September 26, 2023 @ 5:30 PM
Virtual Meeting

Call to Order: Scott Conner, President, called the meeting to order at 5:32 p.m.

Board Members Present: Scott Conner, Karen Stall, Doug Garrick

Members Present: None

Member Input: None

Adoption of Previous Minutes: Unable to access website to review minutes. Contact HOA Services to resolve and review and approve at next meeting.

Financials

Through end of August 2023 – operating account \$30,899, reserve account \$13,820, accounts receivable \$5,997.

Business

Landscape

Dumping of grass clippings on HOA property has been identified. Dynamic Landscaping has been notified to stop dumping clippings and remove those that were dumped.

Tree replacement at 1785 Wellington still pending. Scope that replacement with xeriscaping project at 1870 & 1880 Wellington

Embankment near church – waddles still a possibility but have not been able to get anyone to install them. Discussed annual maintenance of swale with a mini excavator to ensure it does not overtop the wall. Need to evaluate grading and drainage on East end. West side seems to be performing better.

Fencing – Issues remain. Working to get a contractor to look and propose a community wide solution.

CC&R Changes

2022 – Short Term Rentals, Garage Sales, Trash Cans- no updates. Will have final vote at 2023 annual meeting.

2023 – Maintenance and Repair. Communication sent to all members and follow-up conversations with most members has been completed. Simple majority of members prefer HOA to continue providing hazard insurance. Virtually everyone supports all units should be treated equally regardless of property line issues with platting. Simple majority prefers HOA to collect for and reserving funding for the maintenance on exterior of units but many are also concerned about monthly rates going up. Likely do not have the votes to pass a change to governing documents as long as vacant lots remain. Rates will have to rise approximately \$20-\$25 per month to cover the increased cost of insurance. 2024 Budget will include required increase for insurance and will have to be approved by members.

Compliance issues and report – One address still has trash can non compliance issue.

Architectural Control Committee report - none.

Vacant Lots – weed issues. Feedback from community members that we need to do a better job managing the weeds on these lots. Will ensure weed management of vacant lots is in landscape proposal for 2024.

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Annual Meeting – Tentatively set date for November 29th at 5:30PM. Verify date will work for HOA Services. Discuss possibility with HOA Services for them to take on a larger role managing the HOA.

Executive Session – none

Adjourn. With no further business to discuss, the meeting adjourned at 6:55 p.m.