

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from October 20, 2020

Date: December 13, 2020

The Board of Directors of Brickyard Creek met on October 20, 2020 via Zoom video conference from 3:01 p.m. - 4:36 p.m.

In attendance: Peter Tropman, Brad Wiersum, Jim Gilson, Tony Jeannette, Dan Wilczek, Nancy Sandstrom, Terry Gibson, Madonna Post (guest), ACC representative David Culberson, and Brickyard Creek Manager Jeffery Garrett - Quorum present

1. Call to order at 3:01 p.m. by P. Tropman
2. **Motion to approve the August 18th and September 7th, 2020 Minutes by D. Wilczek; second by T. Jeannette - Approved Unanimously**
3. Welcome David Culberson as representative of the Architectural Control Committee, Board member Terry Gibson (replaced resigned member Kay Biga), and community member Madonna Post.
4. Finance Committee (Garrett/Gilson/Wilczek)
 - 2019 overall expenditures are expected to stay under budget despite higher than anticipated legal fees needed for the associations' merger
 - Operations is being managed to offset G&A (legal fees)
 - On track to have approximately \$129,000 in reserves and on-hand at year-end
 - The plan is to retain \$30,000 in checking and moving the rest to low risk reserve accounts
5. Community and Communications Committee (N. Sandstrom)
 - Reported on what will be shared in the annual report, including the results of the community survey, updated vision, mission and values, and strategic plan
 - Next step for the committee is to write an updated charter
6. Architectural Control Committee (D. Culberson)
 - The need for an engaged and informed ACC has never been greater due to the changing dynamics of BYC - more year-round use, aging-in-place, and the potential development of empty lots
 - The ACC needs to take on the developer role understanding siting, design, materials, and infrastructure (clearing, driveways, well hookups, holding tanks, propane tanks, etc.)
 - Working on adding to standardized designs (second egress stairs, firewood rack, etc.)
 - Currently working with the Crow's on their new cottage construction (#309) and a modification to cottage #205 (Heytens)
 - Additional items under ACC purview include unauthorized air conditioner at #127 (Swor), construction material at Lake Lot #3 (Soderegger), and mowing at Tamarack cottages

7. Work Group Updates

- Plan to have reports to T. Jeannette by November 6th for distribution to membership by mid-month
- T. Jeannette creating a flpsnack - brochure formatted report to send in a link via email
- T. Jeannette will be working with J. Garrett and CCC to update website going forward

8. Manager Update (J. Garrett)

- Storm clean-up continues along cottages and trails; creek clean-up to follow
- Well testing completed; results sent to management companies and on file
- Working with Roland (arborist) to remove hazardous trees; clean-up
- Work beginning on Culberson Trail; a complete redo with cedar logs planned
- Meeting with potential new buyers; sharing BYC story, resources, ACC, etc.

9. President Update (P. Tropman)

- Plat change to BYC III to allow building at condo lot #309; road to lake lot #5 to be abandoned
- Bob Davidson is offering to sell parking lot property for opening price of 150K to BYC and RPM (hoping to complete transaction in early 2021); Pat Heytens (RPM President) agrees that an appraisal is next step
- Seeking Board interns to join meetings
- Will be working with T. Gibson on Joint Operating Agreement between lakeshore owners and BYCCA

Adjournment at 4:36 p.m.