

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from December 15, 2020

Date: January 9, 2020

The Board of Directors of Brickyard Creek met on January 9, 2020 via Zoom video conference from 3:03 p.m. - 4:40 p.m.

In attendance: Peter Tropman, Brad Wiersum, Jim Gilson, Dan Wilczek, Nancy Sandstrom, Terry Gibson, and Brickyard Creek Manager Jeffery Garrett - Quorum present

Absent: Tony Jeannette

1. Call to order at 3:03 p.m. by P. Tropman
2. Motion to approve the October 20, 2020 Minutes by J. Gilson; second by D. Wilczek - Approved Unanimously
3. Finance Committee (J. Gilson)
 - T. Gibson recommended having two budget lines to reflect separate income from both the lakeshore owners and the condo owners - J. Gilson will change budget spreadsheet to reflect
 - **Motion by T. Gibson to approve the 2021 Budget; B. Wiersum second - Passed Unanimously**
 - **Motion by D. Wilczek to name Jim Gilson as Treasurer, N. Sandstrom second - Passed Unanimously**
4. Brickyard Creek Authorizing Resolution
 - T. Gibson recommends bi-annual review - Board Agrees
 - D. Wilczek recommends referring to the association as the **Community Association** - Board Agrees
 - Board agrees that Peter and Terry should continue to move forward with formalizing draft of the resolution document
5. Strategic Plan (N. Sandstrom)
 - Working with consultant Kevin Strindberg to determine the key components of the strategic plan now that merger is complete
 - Critical pieces of the plan includes:
 1. Governance issues - board job description, resolution with lakeshore owners, purpose statements of committee and work groups
 2. Future development (guided by survey results) - particularly empty condo lots
 3. Rental Management
 4. Secession plan for the Board of Directors - creating a chart the lays out engagement, education, and recruitment
 - B. Wiersum recommends an initial Zoom Meeting with consultant with the Board and then have two or three members work on planning process before getting together again as Board at the end
 - Kevin can put together an initial agenda; B. Wiersum volunteered to help

6. Board Membership

- Needs to be addressed in early 2021
- P. Tropman asked members to think about plans for either remaining on the Board or not; and ideas to recruit new members

7. Property Purchase Opportunity

- Appraisal in process for “grassy knoll”
- **Motion by T. Gibson to continue to proceed with exploration of potential purchase of Davison Lot; second by B. Wiersum - Unanimously Approved**
- D. Wilczek recommended not putting too much emphasis on appraisal
- J. Garrett noted that the appraiser has had a difficult time finding comparable properties, and is aware of restrictions to the lot
- T. Gibson and P. Tropman to meet with P. Heytens to discuss further

8. ACC

- David Culberson will provide updates to County Zoning at next Board Meeting
- J. Garrett shared that Crow project and Heytens project underway
- Protocol and process has been professional and proficient

9. Forest & Watershed

- With no objection from the Board, Dale Klubertanz will become the Forest & Watershed Chair.
- D. Klubertanz is replacing Steve Sandstrom who resigned to focus on the ACC.

10. Manager Report (J. Garrett)

- Most rental cottages are open and more members are using their cottages in the winter - creates a challenge to remove snow from driveways with vehicles - 24/7 on call service
- All roads and most driveways are now plowed throughout the winter (adding to snow removal expenses)
- Receiving a large number of inquiries about BYC from potential buyers, both lake lots and cottages - record interest in the community
- New owners
 - Sean Gray - #140 on Olivia
 - Sarah Tschida and Nick Richtman - #103 on Madeleine
 - Terry and Terri Pepin - #203 on Bjorn
- The lack of snow in early winter has provided the opportunity to continue to work on storm clean-up (now focused around cottages and along the creek), harvest down cedar for trails, and work on a complete re-do of the Culberson Trail

11. Cottage Maintenance Protocol

- B. Wiersum suggested a group or committee be designated to go around the community to assess cottages and assure maintenance and aesthetic compliance
- To be further explored at a future Board meeting

Adjournment - 4:40 p.m.

