

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from June 10, 2021

Date: July 10, 2021

The Board of Directors of Brickyard Creek met on June 10 via Zoom video conference from 4:00p.m. - 5:07 p.m.

In attendance: Nancy Sandstrom, Peter Jaroff, Peggy Knapp, Kayla Picciano, David Culberson, outgoing Board President, Peter Tropman, and Brickyard Creek Manager Jeffery Garrett - Quorum present

1. Call to order at 4:00 p.m. by N. Sandstrom
2. Overview of Role of BYCCA Board Members
  - Read through duties and responsibilities and the job description of Board Members
  - No questions were asked relating to overview of role
3. Election of Officers
  - Terms: one year - D. Culberson and N. Sandstrom; two year - P. Knapp; three year - K. Picciano and P. Jaroff
  - **Motion by P. Knapp to nominate N. Sandstrom as President; 2nd by K. Picciano. Approved Unanimously**
  - **Motion by P. Knapp to nominate P. Jaroff as Vice President, P. Knapp as Treasurer, and K. Picciano as Secretary; 2nd by K. Picciano - Approved Unanimously**
  - D. Culberson to remain ACC Chair
4. Historical Evolution of BYCCA
  - BYC initiated in 1998 - developer had declarant rights and a Board member for ten years per statutes (BYC I - 2008; BYC II - 2010; BYC III - 2017)
  - Geographically thought of as one community and operated as so, but three Condo Associations and separate lakeshore lots - all part of Umbrella Association to fund and manage shared infrastructure such as, Brickyard Creek Rd, trails, beach area, etc.
  - Lakeshore homes were phased in two parts - the first nine called Roy's Pt. Shores and the second called BYC III Lakeshore (five lots) - all part of Umbrella Assoc. to serve mostly as a fiscal conduit
  - Initially two Board Presidents - one for Condo Associations and one for Umbrella; then began to operate as the Associations with one Board President and Board members elected to serve all three condo associations and umbrella
  - Separate Sewer Association serves only those on sewer (BYC III; lots #14, #24 in BYC I)
  - Most recent Board merged the three condo associations into one which is the business agent for the entire community

- Created a Joint Partnership Resolution between Condo and Umbrella Associations
- Lakeshore owners pay 75% of condo assessments and pay a percentage of shared expenses
- Current Board is the Board of Directors this new entity
- The Board appointed an ACC - oversees procedure not design
- Need to have a common set of bylaws drafted by attorney to apply to the joint partnership between Condo and Umbrella

#### 5. Review of Committees

- List of standing committees: Finance, ACC, Community Relations, and Forest & Watershed
- Currently, the Rental Oversight Committee is not (but might need to be)
- K. Picciano offered to be on Rental Oversight Committee
- P. Knapp is on Finance Committee and offered to be on Community Relations
- N. Sandstrom asked Board members to decide what committee(s) they want to serve
- D. Culberson is ACC Chair

#### 6. Schedule of Meetings

- Board agreed to meet to go over Strategic Planning with facilitator, Kevin Strandberg
- N. Sandstrom to send out survey results
- Google drive or Dropbox to be set-up

#### 7. Updates

- J. Garrett shared that the Rental Oversight Committee is working on a protocol for violations or issues that is consistent and fair to all members and a fine schedule for eventual Board vote
- Wiersum's sold BYC III Lake Lot #5, and the Delean's purchased the Heinrich's #104 (owner directory has been updated and current)
- D. Culberson shared the Tamarack mowing issue and the ACC's compromise position - if a resolution is not reached, it will likely come to the Board
- D. Culberson shared the County's view on Condo Boxes and need for BYC I owners to seek 2/3 member approval; suggested re-platting as a solution, but would require survey and legal funding
- D. Culberson notified the Board that under Wisconsin law vacated property is split between adjoining land owners, so BYC owns the ravine next to the shed on Hwy. 13 - Bob will be coming to the Board asking to recover the land from BYC

Board Meeting adjourned at 5:07 p.m.