

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from July 30, 2021

Date: August 15, 2021

The Board of Directors of Brickyard Creek met in person on July 30th, 2021 from 4:08 p.m. to 6:07 p.m.

In attendance: Nancy Sandstrom, Peter Jaroff, Peggy Knapp, Kayla Picciano, David Culberson, and Brickyard Creek Director Jeffery Garrett

1. Meeting called to order at 4:08 p.m. by Nancy Sandstrom
2. **Motion to approve July 10, 2021 Board Minutes by K. Picciano; second by P. Knapp - Approved Unanimously**
3. **Motion to approve July 16, 2021 Board Minutes by P. Knapp; second by K. Picciano - Approved Unanimously**
4. Finance Committee Report (J. Garrett)
  - 2Q reports trending \$9,000 under budget
    - waiting on well pump repair invoice
    - legal fees is a question mark
  - New system with Ryan Pierce is working well
  - Overall, no issues or surprises
  - Committee will meet to establish CD ladder or other Reserves investment vehicle
5. Review Strategic Planning Summary
  - **Motion by P. Knapp to approve the change the Values Statement from socially responsible to socially engaged; second by K. Picciano - Approved Unanimously**
  - N. Sandstrom to send language change to Tony Jeannette to update website
6. Director Operations Report (J. Garrett)
  - Arborist assisted clean-up following windstorm on July 24th
  - Trails
    - Currently working on a redo of the entire length of the BYC Trail
    - Eradicated hornet and wasp nests along BYC Trail
    - Pruning and weeding continues throughout trail system
  - Beach and Picnic Area
    - Recommend a visit to Beaver Hollow on Compton Rd to see an example of a bigger, more useful pavilion
    - Recommend re-establishing a numbered/fee structure for kayak rack; funds could go towards building a better rack and other improvements

- Recommend all boats off kayak rack by October 31
- Marina Liaison Group (N. Sandstrom, J. Garrett, and D. Culberson) has a scheduled conversation with Pat Heytens to discuss the boatyard, fencing, general aesthetic, future plans, beach maintenance (including beach grass), picnic area, etc.
- Well testing - first round begins first week of August
- Trash
  - Discussed the possibility of installing a security camera
  - Talked with NPS leaseholder about the use of BYC dumpsters and taking NPS trash offsite
- Signage
  - South-facing entry sign is almost complete and will be installed mid-August
  - Idea to add In and Out signage in entry area
  - **ACC previously approved and Board agreed to name the trail that connects Brickyard Creek Rd. to Sophie Lane, Syd's Way**

#### 7. Rental Oversight Committee (K. Picciano)

- BYC Community Owner, Guests, and Rental Policy
  - Discussed what constitutes a noise violation (look at definitions) or others issues that needs immediate intervention and the protocol to resolve it
  - The idea is to hold all owners equally responsible for what happens at their cottage - rental owners need to hold their management company responsible
  - Need to write a formal contract that the management company will sign and agree to uphold BYC policies - K. Picciano and D. Culberson to work on language
  - New violation penalty fees are part of the Common Expectations that apply to all owners
  - A specific violation would accrue per cottage or lake home starting with a written warning
  - Discussion regarding 5% proposed fee on rental cottages - does the amount need to be quantified or go by industry standard - to be researched
  - How is rental fee legally implemented?
  - Management company will need to collect the rental fee - this requirement will need to be part of their contract with BYC Community
  - Rental Committee asked to further discuss check-in requirements
  - **K. Picciano will redraft policy based on feedback - Board vote to follow**

#### 8. Forest and Watershed Committee (P. Jaroff)

- Assessing forest fire risk
  - Dale Klubertanz (committee chair), J. Garrett, and P. Jaroff toured BYC property with DNR fire specialist
  - Large deadfall should be cut but left to be fire suppressant
  - Ground flora when green make it difficult if not impossible to have a forest fire at BYC
  - Small sticks and debris are more likely to catch fire in the Spring when conditions are dry

- Recommended to add gravel under cottage and rake any small debris like pine needles and dry leaves away from structure
- All outside water spigots should be on in the summer
- Overall, very low fire risk
- D. Klubertanz to write communication to community members

#### 9. ACC Committee Report (D. Culberson)

- BYC III Lake Lot 1
  - Waiting on final architect plans to approve
- Cedar siding
  - Difficult if not impossible to get
  - Not sustainable
  - Evaluating new products including Arborwood
- Creating a spectrum of pre-approved stain colors for members
- Need to create new condo boxes around cottages in BYC I to allow egress steps, ramps, showers, and garages (where applicable)
  - Re-platting is a legal question for community lawyer
- Tamarack mowing issue
  - A letter of compromise to owners was edited, approved by F&W, and sent to owners
  - Response was that no compromise will be considered
  - Request to speak with community attorney
  - Need to make community lawyer aware and seek legal council on lawn mowing on limited common elements
- Roy Point Shores Lot #3
  - The beginning of a request has been made to build patio and remove material from end of driveway

#### 10. Board Meetings

- Decision to hold monthly meetings the third Wednesday of each month at 4:00 p.m.
- Easier to cancel than to schedule
- Can cancel if nothing is pending or needs immediate action
- Mostly Zoom meetings (unless all happen to be in BYC)

Board meeting adjourned at 6:08 p.m.