

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from August 18, 2021

Date: September 12, 2021

The Board of Directors of Brickyard Creek met via Zoom on August 18, 2021 from 3:02 p.m. to 4:43 p.m.

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

1. Meeting called to order at 3:02 p.m. by Nancy Sandstrom
2. **Motion to approve the July 30th, 2021 Board Meeting Minutes by K. Picciano; second by P. Knapp - Approved Unanimously**
3. Finance Report (J. Garrett)
 - All second-half assessments have been paid except from Kabira Enterprises (21 lots)
 - N. Sandstrom reported that Kabira also owes his annual sewer dues
 - Kabira could also owe for 2/3 of new well that serves his lots and #309 - waiting to hear back from attorney if permissible to invoice
 - Idea is to send an invoice to Kabira for all unpaid fees and have J. Garrett follow-up with a phone call
 - No surprise spending - currently on budget
4. Review of BYC Focus Areas (N. Sandstrom)
 - Everyone is on track with list from strategic planning session
 - No added comments or questions asked
5. Operations Report (J. Garrett)
 - Signage
 - Syd's Way, posts to be constructed
 - South-facing entry sign installed, metal frame sanded and painted
 - North-Facing entry sign to be completed and installed before the end of September
 - Wood base to be power-washed and stained
 - Trails
 - Replacement of logs on BYC Trail underway, fresh wood chips from Old Rail Trail to marina parking lot to be completed in September
 - Syd's Way to be installed in September
 - Gaylord Nelson redo completed
 - Beach and Picnic Area
 - Board agrees that all kayaks, paddle boards, and canoes should be off of the rack by Oct. 31- J. Garrett to send a note

- Plan for next year is to create a numbering system and fee structure (\$50) to finance a better built and user friendly kayak rack and support other improvements in the picnic area
- Picnic pavilion floor to be stained this Fall

6. Community Relations Report (P. Knapp)

- No formal committee members (ad hoc group) - recruitment required
- Committee has a variety of responsibilities and tasks
 - Communication through the website
 - Education events and social gatherings
 - Volunteer opportunities and promotion
- Discussion on types of events or gatherings that would be effective and of interest - community building; education; volunteer opportunities
- Labor Day to be a “bring your own” social gathering
- TJ Media to update website design and make it easier to navigate
- **Motion by K. Picciano to approve added cost for website design; second by P. Knapp - Approved Unanimously**

7. Rental Oversight Group (K. Picciano)

- Rental Fee (resort fee)
 - Amount based research and average rental night cost per night in BYC
 - Percentage over flat-fee favored due to different size cottages and occupancy limits
 - Waiting on attorney to determine if a rental fee can be imposed
 - A communication plan needs to be put in place
 - Needs to be part of a contract between BYC and Rental Management Agents
 - **Motion to approve to a 4.5% short-term nightly rental fee on cottages that rent beginning January 1, 2022 by P. Knapp; second by P. Jaroff - Approved Unanimously**
- Noise Violations
 - Idea to create a list of cautionary and less inclusionary examples of what constitutes a noise violation after 10 p.m.
 - Preface the list with a reminder to be a good, respectable neighbor (and what that looks like)
- Communicating to Owners
 - Idea to send an email with new policies and plans based on the community survey and Board determined needs
 - Follow-up with a Zoom Town Hall with owners who rent and then with owners

8. ACC Report (D. Culberson)

- Scheduled tour of BYC properties to evaluate maintenance and aesthetic issues including second egress staircases, stain, etc.
 - Letter to include ACC and Board charge to make sure properties safe and protect property values
 - Liability issue
- Waiting on opinion from Dan Maddy on common area in BYC I

9. Forest & Watershed (P. Jaroff)

- Looking to vet new members for the committee
- Will be creating work days to take out invasive plants and weeds along roadways
- Engaging local health departments to monitor the lake water at the beach along the shoreline - possible protocol of regular testing
- Creek restoration under the road bridge continues to be a priority

10. Marina Group Update (N. Sandstrom)

- Putting in and hauling out boats no longer makes economic sense, looking to cease that service in the next year or two - less boats in storage area (transient)
- Idea from marina board to create a small seasonal RV park for marina and BYC members
- Discussion around a community wide clean-up day in the boatyard - bring in a large dumpster(s) to clean up area
- Idea to create storage units and add foliage
- Beach restoration to take place next spring
- Looking at grants to restore grassy area around clubhouse - P. Knapp thought it is worth checking with Wisconsin Coastal Management and having BYC work in collaboration with the marina on a possible grant - N. Sandstrom said she would contact with Larry McDonald (former mayor of Bayfield and Wisconsin Coastal Management Board member)
- If coastal resilience grant is possible with marina, a comprehensive plan could be created to include the Tamarack Cottage area, boatyard, and the land leased by NPS
- Idea to possibly take part ownership of clubhouse and other shared projects
- In general, open to work more collaboratively

Meeting Adjournment at 4:43 p.m.