

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from September 2, 2021

Date: September 14, 2021

The Board of Directors of Brickyard Creek met via Zoom on September 2, 2021 from 6:02 p.m. to 6:33 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 6:02 p.m. by Nancy Sandstrom
2. ACC Inspection Results
  - A list of items that need to be addressed by cottage owners has been drafted
  - Board agreed that the two rental units with unsafe second egress steps that do not meet UDC should be sent a letter ASAP - liability issue
  - D. Culberson will send letters from the ACC to cottage owners pointing out issues found during the inspection that need to be addressed
3. Tamarack Area - Mowing
  - D. Culberson shared history and timeline of the mowing issue, including all correspondence and initial compromise offered by the ACC
  - Erosion of shoreline is a liability issue for the Association
  - Legal Opinion is clear that the Tamarack owners have exclusive use of the limited common area, but needs Board approval for any improvements, including mowing
  - New Declarations does discuss limited common elements and that with 51% of Board vote the Association can restore those areas
  - Letter sent to all four Tamarack owners that includes legal opinion - waiting on response
  - The Board wants to do what is best for the community and protect the environment
  - Idea to have the DNR do an assessment/evaluation
  - Restoration cost to be determined and can be a learning opportunity
  - **Motion that the Board of Directors approve as stated in Article III Section 1 of the Declarations that we will repair and restore the improvements made by the owners without the permission of the Board, of the land, specifically mowing in the Tamarack unit land area by D. Culberson; Second by P. Knapp - Approved Unanimously**

Meeting Adjournment at 6:33 p.m.