

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from September 15, 2021

Date: October 16, 2021

The Board of Directors of Brickyard Creek met via Zoom on September 15, 2021 from 3:32 p.m. to 5:02 p.m.

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

Absent: Kayla Picciano

1. Meeting called to order at 3:32 p.m. by Nancy Sandstrom
2. **Motion to approve the August 18, 2021 BYC Board Meeting Minutes by P. Knapp; Second by P. Jaroff - Approved Unanimously**
3. **Motion to approve September 2, 2021 BYC Board Meeting Minutes by P. Knapp; Second by P. Jaroff - Approved Unanimously**
4. Finance Report (J. Garrett)
 - Currently trending under budget for the year
 - Agreed on \$225 per month per month for accounting services (about half of projected)
5. Director Report (J. Garrett)
 - Expressed thanks for benches and dedication to Sydney
 - Sending out a letter to notify members to remove kayak from rack by the end of October
 - Syd's Way (trail) is fully installed
 - Currently working on the a redo on the entire length of BYC Trail
 - Plans to get to Culberson Trail yet this season
 - Well testing almost completed - so far all have tested safe
 - New Entry Sign has been installed - power washing and staining to follow
 - Board agreed to a small gift of \$100 for Wally Milbrath for building the signs
 - The idea to add a No Public Access sign near the entrance - confer with Pat Heytens
 - Roland (arborist) removed top of large black willow on BYC Trail
 - Interviewed a certified arborist (Alek Hastings) to do some trimming around cottages - evaluating for potential replacement for Roland (when he decides to retire)
 - Alek also has tractor and will mow The Clearing
 - Bay Area Environmental Consulting completed another round of Buckthorn removal as part of the initial agreement and plan

6. Community Relations (P. Knapp and N. Sandstrom)

- P. Knapp and N. Sandstrom met with J. Garrett about overseeing the events and community outreach part of the committee
- J. Garrett putting together group of four of five people to serve on committee
- Tony Jeannette will be working on newly formatted community website over the next few months and will be seeking input
 - P. Jaroff recommends making photos more prominent

7. ACC (D. Culberson)

- Growing list of mini-split requests - need to determine a maximum decibel level
- Well work needs to be completed that services new construction #309 (Crows) and two other lots owned by Kabira Enterprises
 - **Motion that in the absence of a developer at BYC and because wells are commonly owned, the association has decided to pay for costs to making that well operable and charge the owners who then share that well by D. Culberson; Second by P. Knapp - Approved Unanimously**
 - So the well work will be charged to BYC and BYC will then invoice the owners for replacement of funds— legal opinion supports this protocol
 - A communication to be sent to both the Crows and Kabira Enterprises
- Resort (rental) Fee can be charged according to legal opinion
- Question if all Tamarack owners are informed about a compromise proposed by the ACC and Forest & Watershed - **a clarification letter reviewing the history of the mowing issue will be sent to each owner including how the action came about and face-to-face meeting**
- ACC conducted annual survey of properties and contacted owners for needed repairs
- J. Garrett sent contact info for Bay Area Environmental Consulting to Mark Silver (lake lot with new pier) to do restoration of property

8. Renting Discussion

- K. Picciano and Zina Harrington met with Windseeker to discuss groundwork for communication and re-establish relationship (desire to work with Windseeker)
- The next meeting scheduled for the end of the month will include information about policies and expectations (requirements)
- A meeting between the owners who rent and the Rental Oversight Committee to be scheduled for October
- D. Culberson and K. Picciano to work on writing contract between management companies and Brickyard Creek Community
- Rental Oversight Committee to seek owners who rent to serve on the committee
- P. Jaroff to assist in outlining and formalizing rental information

Meeting adjournment at 5:02 p.m.

