

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from October 29, 2021

Date: November 13, 2021

The Board of Directors of Brickyard Creek met via Zoom on October 29, 2021 from 11:02 a.m. to 12:27 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 11:02 a.m. by Nancy Sandstrom
2. Tamarack Unit Report and Proposal (P. Knapp)
  - An examination of both the form and function of the land around cottages
    - current form is grass and what the owners cite as the reason they bought the property and want the guaranteed ability to keep it grass into the future
    - concern is the function: erosion, invasive plants, and no buffers due to the increased intensity of mowing
  - Owners are in 100% in favor of improving the function and agreed that a plan should be put in place and reviewed regularly
  - Agreement to hire a shoreline/landscape specialist to analyze property and help develop plan that will provide a professional assessment - all obligated to follow
  - All parties involved in developing plan
  - **Motion to approve the hiring of a shoreline erosion expert to help create a land management plan for the Tamarack properties. The cost will be split 50/50 between the Association and the Tamarack owners, will serve the three primary stakeholders (the Tamarack owners, the ACC and the Board,) will follow BYC Governance Guidelines, will be reviewed at least annually and will follow the Tamarack owner individual deeds by P. Jaroff; second by P. Knapp - Approved - Motion passes 4-0; D. Culberson abstained**
3. Rental Oversight Committee (K. Picciano)
  - #203 appeal letter discussion
  - **Motion to deny appeal based on the review of all correspondence by P. Knapp; second by D. Culberson - Approved Unanimously**
    - The fine stands at \$250 and the Board encourages the owners to take the expense and matter up with their management company
4. Updates
  - Meeting to introduce rental policies with the owners who rent their cottages went well
  - Meetings with other management agents to go over new policies and the contract to be scheduled
  - Google doc link to Rental Agency Management Contract to be sent Windseeker, Red Fox Duluth (Swor), Deigan, and Bayfield Vacations (Landon)

- Google doc link to Owner Short-term Rental Notice to be sent to owners who rent
- Updated community website to be launched - announcement to follow a week or two after to assure no issues

#### 5. Late Payments

- Board to revisit the issue and develop a policy

Board Meeting Adjourned at 12:27 p.m.