

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from November 15, 2021

Date: November 30, 2021

The Board of Directors of Brickyard Creek met via Zoom on November 15th, 2021 from 4:03 p.m. to 5:34 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 4:03 p.m. by Nancy Sandstrom
2. **Motion to approve the BYC Board Minutes from Oct. 19, 2021 by K. Picciano; second by P. Jaroff - Approved Unanimously**
3. **Motion to approve the BYC Board Minutes from Oct. 29, 2021 by K. Picciano; second D. Culberson - Approved Unanimously**
4. Finance Committee (P. Knapp)
 - Committee met to review tentative 2022 budget
 - 2022 budget recommendation from the committee will be ready for Board review and vote at December Board meeting
 - End of the year note regarding 2022 assessments will be sent before the new year
 - In the process of creating a comprehensive list of expected development expenses and known annual financial responsibilities for undeveloped lots
5. Rental Group (K. Picciano)
 - Discussion about the amount of time required on the rental program by the association and the idea to pay a 3rd party liaison to help with communication and administration - it is a job that needs to be formalized
 - The introduction of a rental fee was initially received without issue - Windseeker came back later in a communication to owners that they did not agree with the fee
 - No onsite management of properties by rental agencies
 - Windseeker is increasing their rates in 2022
 - **Board “to do” list to move with forward:**
 1. **Another communication with owners who rent**
 2. **Start an initial rental fee less than 5%**
 3. **Start a monitoring program of the burdens to the community in conjunction with any info the management company offers to determine if the fee should go up or down**
 4. **Put together a list of expenses that the resort fee represents**

- 5. Tweak expectations in the contract that includes what Jeff Garrett is doing on behalf of management companies**
 - 6. Create a list of expectations that the management company must abide**
6. Update on Tamarack
 - DNR - Bruce Moore sent evaluation of the property
 - Education process
 - Develop management plan that includes all stakeholders
 7. Next Meeting December 15th

Meeting Adjournment at 5:34 p.m.