

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from February 22, 2022

Date: March 7th, 2022

The Board of Directors of Brickyard Creek met via Zoom on from 4:34 p.m. to 5:31 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 4:34 p.m. by Nancy Sandstrom
2. **Motion to approve January 18, 2022 Board Minutes by P. Jaroff; Second by P. Knapp - Approved Unanimously**
3. Finance Committee (P. Knapp)
 - Writing letter to Kabira Enterprise to review annual costs associated with owning the 21 lots and potential expense of building on each lot
 - J. Garrett shared that there was an issue with a number of owners not receiving the assessment invoice - called each one to go over assessment amount and answer any questions
 - High snow totals will likely exhaust snow removal budget for 2022 (\$12,000)
4. Director's Report (J. Garrett)
 - Meeting with T. Jeannette bi-monthly to add new content to website and send to members
 - Continued work with Rental Committee
 - Continued work with members seeking ACC approval
 - Re-fill loans and home loans continue - Cottage #120 closing on March 18th
 - Snow removal -over 100 inches of snow to date w/ 26 inch snowstorm on Feb. 22nd
5. Rental Committee (N. Sandstrom, k. Picciano)
 - BYC lawyer recommends taking time on rental assessment and have metrics in place
 - N. Sandstrom contacted each management company to let them know the assessment fee is removed for now - J. Garrett sent notice to all rental owners
 - Committee discussed creating metrics to determine if a fee needs to be added in the future and how much it should be
 - a question of how numbers can be applied to the intangibles - the noise, traffic, etc., or if the focus needs to be strictly on the items that can be more easily quantified
 - Idea of a short community survey to measure the impact of renting on the BYC experience and repeat it later in the year to assess change
 - Two sides to discussion:
 - what are the direct costs the community is incurring due to short-term rentals
 - what proactive measures can be put in place to reduce issues

- Edited version of the Rental Resolution removes fee
- **Motion by P. Knapp to approve the changes to the Rental Resolution; second by P. Jaroff - Approved Unanimously**

6. ACC (D. Culberson)

- Owners on Tamarack are discussing solution options for run-off and erosion plan
- The Board has recommend Bay Area Environmental Consulting
- The Board has offered cost sharing
- P. Knapp shared that herself and Kate Kitchell are working with the city to create green infrastructure projects (rain gardens) and cited the study that Northland College did on the Brownstone Trail, particularly the collapsed area
- P. Knapp suggested an invite to BYC owners to participate in a workshop on June 11th about erosion and creating rain gardens with Metro Blooms, Earth Sense Landscaping, and Bay Area Environmental Consulting - will work with J. Garrett on the invitation
- D. Culberson recommends getting a legal opinion about who (BYCCA or the Tamarack owners) is responsible if the land does collapse

7. Community Relations/Forest & Watershed Committee(s) - (J. Garrett)

- Assembling committee(s) and developing structure

8. Update & Discussion on Beach Property & Marina Discussions

- The beach property has been transferred to both Brickyard Creek and the Marina
- Marina Liaison Group needs to meet with Pat Heytens to discuss ownership arrangement and any future plans
- Beach grass is now in stock but waiting on construction to be completed - possibly fall planting

Meeting Adjournment at 5:31