

To: Brickyard Creek Board of Directors

From: Jeffery Garrett

Re: Meeting Minutes from April 12th, 2022

Date: May 2, 2022

The Board of Directors of Brickyard Creek met via Zoom on April 12th from 4:35 p.m. to 6:02 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 4:35 p.m. by Nancy Sandstrom
2. **Motion to approve February 22nd Board Minutes by K. Picciano; second by P. Jaroff - Approved Unanimously**
3. Finance Report (J. Garrett)
  - Committee is meeting to move designated reserves for both the Condo and Umbrella Assoc. into CD ladders
  - Waiting on penalty fee payment from Kabira Enterprise and first-half assessment from Robert Norris
4. Director Report (J. Garrett)
  - Administration
    - Meeting with webmaster T. Jennette every other week to update and add new pages
    - Currently working on a landing page for visitors with QR code
    - Working on new Brickyard Creek Map that includes BYC III - will also have a QR code
    - Welcome meeting and review of the website with Mai Xiong- owner of cottage #120
    - Meeting with new potential rental management company - Four Sisters Bayfield - currently focused on Mai's place in BYC - meet criteria
    - Working on establishing the Stewardship committee - the evolution of the Vision - Community & Communications Committee - more to share soon
  - Operations
    - Plans to complete road graveling and grading soon after weight limits are lifted
    - Roy's Point has some cracks that need to be patched (in-house) — Northwoods Paving looked at it and said it was normal wear - likely caused where utilities run
    - Don Sullivan is retiring - looking for woodchip vendors - contacting arborists and local foresters
    - Plans to focus on invasive weeds and plants this year, especially along the trails
    - Storm clean-up continues throughout forest

- Need to focus on Operations this year and re-establish the Boreal Forest Citizen work team to tackle invasives and other projects
- Bay Area Environmental Consulting will be assisting on invasive and buckthorn removal and offered to give a talk at an upcoming "Coffee at the Creek."
- Arborist Roland is working in BYC at least for another year - focused on aged Popple
- Wells - three curbstops need to be replaced
- Replace speed limits signs with 20 is plenty and other faded and cracked signs

#### 5. Rental Committee (K. Picciano)

- 70% survey response - no surprises with results
  - Age and amount of time at BYC indicative to how the survey was answered - shows a change in demographic - and viewing BYC is an investment
  - Concern over losing the community feel
- Policy and procedures are in place and need to be followed
- Discussion on the potential of capping the amount rentals
- Discussion on having a delay (12-18 months) after purchase before the cottage can be rented
- N. Sandstrom is going to create a chart as a visual on rental policy for annual meeting
- **Motion to approve Four Sisters Bayfield Management Company by P. Jaroff; 2nd by D. Culberson - Approved Unanimously**
- **J. Garrett will follow-up with Mai (owner of cottage #120) to get proof of \$1M liability insurance and that the railing is fixed - ACC will inspect**

#### 6. ACC (D. Culberson)

- 21 empty lots
  - any development will be overseen and approved by the ACC, including if the owner will have to either drill a new well or directionally bore to a well, tree removal, holding tank placement, propane tank placement, home design, and make sure the building is within condo box
  - current development obstacles include all the sites need to be surveyed, permitting, UDC inspector is booked, contractors and builders are booked, cost of materials, supply chain issues, condo boxes do not line up with where the cottage wants to go
  - Discussion about construction deposit fee and who will oversee the projects
  - D. Culberson will put together a list of costs to infrastructure and potential time it takes for someone to oversee each project
- Tamarack
  - N. Sandstrom to propose to owners that BYC will pay Bay Area Environmental Consulting to do a study on the "swale" area

#### 7. Annual Meeting

- Board agrees to meet in-person at the Pavilion
- J. Garrett will book the pavilion
- Need to encourage members to run for the Board

Motioned Adjourned at 6:02 p.m.