

Brick House Trust

2019 Annual Family Meeting

Saturday, April 6, 2019, 10:00am
Trinity Episcopal Church

Agenda

Opening Prayer

Welcome and Update

Approval of 2018 Minutes

Election of Trust Board Representatives

Appointment of Brick House Ruins Stabilization LLC
Rutledge Young and Simons Young

Treasurer's Report

Brick House Stabilization Update

Maintenance Report

- Forestry Update

New Business

- Engraved Bricks
- EIHP Tour 10/26/19
- Leap Year Oyster Roast Fundraiser 2/29/20
- Oyster Farming Steamboat Creek

Adjournment

Brick House Trust

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2019 Slate of Brick House Trust Board Members

<u>Family Group</u>	<u>Board Member</u>	<u>Alternate</u>
Montgomery	Katherine Montgomery	Lacey Hein
Hutson	Leslie Lane	Helen Hutson
Micah Jenkins	Jeannean Jenkins	Lloyd Jenkins
Arthur J. Jenkins	Ann S. Jenkins	Laddie Smith III
Del Jenkins	Evans Jenkins, Jr.	Liz Bailey
Jack Jenkins	John Jenkins	Brian Whitsitt
Young	Rutledge Young, Sr.	Simons Young

Board Officers

President	Katherine Montgomery	gr8mia@yahoo.com
Vice President	Leslie Lane	llanegang@msn.com
Treasurer	Lacey Hein	brickhouse1798@gmail.com
Secretary	Jeannean Jenkins	brickhousesecretary@gmail.com

2018-2019 Transfer of Shares Report

<u>Name</u>	<u>#Shares</u>	<u>Re-Issued to</u>	<u>#Shares</u>	<u>Balance</u>
John F.M. Jenkins	68	Jeff Watkins	68	0
Elizabeth Bailey	274	Ashley Jenkins	50	224
Elizabeth Bailey	224	Courtney Huff	50	174
Sarah Jenkins	55	Jeannean Jenkins	55	0

The best and most preferable way to get accurate information is via the family website at

<https://www.brickhouseplantation.com/>

The secret password to the family area is **BHP1929fire**

There you will find documents to keep you informed. Family members are asked to work through their board representative or by sending written communication via email the board secretary. For information or questions regarding your taxes and assessments, please contact the board treasurer.

Brick House Trust

This board began working together in June of 2017 by conducting an extensive survey of the members to determine where to focus our efforts on behalf of the family. Both short (3-5 years) and long (5-20 years) term goals were established. Special thanks to Fran and Leslie Lane for their leadership and guidance.

To date, March 31, 2019, we have already made a great deal of progress.

The stabilization of the ruins could be completed within the next year. *(See website for report)*

Two very successful fundraisers have been held and a third is already in the planning stages.

Another goal was to increase involvement of family members. To help increase family engagement we are making information available more quickly via the website. Two surveys of the family were also conducted which helped to guide the board.

We learned that the family is very much in favor of a Memorial Garden and the area in and around the ruins was most preferred. *(See website for more information)*

The family does want to continue with our Forestry and Tree farming efforts. *(See website for up to date information)*

We should not have an HOA.

There is definite interest in boat storage and landing/dock. *We really need someone to lead this! Please consider volunteering.*

The response to establishing campsites for family members was positive with many wanting more information. *Again, we really need someone to lead this!*

Thanks to our former secretary, Lacey Hein, all of our records have been scanned and are now stored digitally in a searchable format. This enables us to do research when necessary. There a lot of lean years so if you have any old records please get them to a board member.

As always the area of financial managements and collection of taxes and assessments is of the utmost importance. The results were that many did not know or only has a marginal understanding of this area. We are currently working on establishing accounting policies and procedures for better accuracy, control and understanding. During the next few months we will be highly focused on setting up a set more efficient processes.

At the time the tax bill was due this year we had collected only \$9000 of the \$29000 tax bill. Fortunately, we had enough to pay the bill on time and subsequently most payments were received. In an effort to make sure we will always be able to pay the tax bill the board has decided to offer options for payment of taxes and assessments. They may be paid quarterly based on the previous year's assessments. This will allow us to have 50% of the due collected by June. Accounts will true-up in October after receipt of Charleston County tax bill. Our treasurer will set up an

Brick House Trust

accounting system giving shareholders the ability to pay taxes and assessments at any time. The ability to pay by PayPal is also available. This is a work in progress and will be implemented over time. Family members will be provided more information as we move forward.

Another area of high interest is finding ways to offset the expenses. The board has focused on determining how to best continue with forestry. If you have ideas or suggestions to offset expenses please submit them in writing to your board member or to the board secretary. The board will take any and all suggestions into consideration.

We have also made progress on the 5 to 20 year goals.

The future of Brick House is a major concern especially now that we have suffered the loss of our patriarch and last surviving member of the first parties. The 20 year count down has begun. We are aware of the need to transfer into another type of structure to ensure the preservation of the property for future generations. Because the family has already approved going to an LLC, the Board can do this when necessary. When this occurs the property will be re-titled which will put us under a new tax structure and our taxes will most probably triple. We continue to review and investigate all options. Family members are asked to submit their ideas, questions, or concerns to the board secretary in writing, preferably via e-mail.

Currently

After much consideration and with 100% approval of the board we are very pleased to have a new tenant for the Big Field. In addition to paying upfront Mr. Burris has also offered to invest additional monies in the farm roads. He is not accepting paid hunting memberships and plans organized hunts for friends and family. He has graciously offered to include members of our family to hunt with him. He is keeping us informed of events and work via e-mail. Mr. Burris and his family have been invited to the picnic today.

In the next year, we hope to accomplish as much as they last several years including completion the stabilization of the ruins and to begin planning for beautification of the historical area. Of course we will again be asking for your ideas and input. Look for another survey!

Katherine Montgomery
Board President

Brick House Trust
Year to Date Financial Report 2019

<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Payee</u>	<u>Expense</u>
1/11/2019	144	\$ 29,103.22	charleston County Treasurer	Taxes
2/11/2019 w/d		\$ 3,000.00	South State Bank	Set Up Rental Escrow Account
2/13/2019	146	\$ 5,474.42	Westatlantic corp	2 flap valves
2/25/2019	147	\$ 30.18	Lee Frank	pymnt for couriering check to Westatlantic Corp
2/27/2019	148	\$ 282.93	Folk Land Management	May 2018 BurningStatus/June2018 review logging contract
3/27/2019	174	\$ 131.00	Folk Land Management	Burning recommendation Feb 2019
3/27/2019	173	\$ 42.97	Jenkins Montgomery	Reimbursement for burning supplies
Total		\$ 38,064.72		

12/31/2018	\$	37,947.53	Bank Balance
1/4/2019	\$	5,759.68	Assessments
1/11/2019	\$	4,357.79	Assessments
1/16/2019	\$	6.60	Interest
1/22/2019		\$930.05	Assessments
1/22/2019	\$	8,961.95	Assessments
2/6/2019	\$	3,864.55	Assessments
2/11/2019	\$	9,000.00	Rent/Escrow
2/15/2019		\$4.80	Interest
3/15/2019	\$	5.21	Interest
3/28/2019	\$	190.97	Assessments
Expenses Above	\$	<u>(38,064.72)</u>	
Net	\$	32,964.41	4/6/2019

Maintenance Report
Annual Family Meeting
April 6, 2019

Forestry/Timber: We had a successful burn thanks to Jenkins Montgomery who cut the fire breaks and spearheaded the work. He was assisted by Lee Frank, Deke Montgomery and his son Jenkins. Tommy Hutson and Evans Jenkins also assisted.

Road: \$5000.00 has been approved for improvement on the roads. The storms and excessively high tides have led to frequent flooding. Lee will present a plan for road improvement to the board. He will continue grading the roads with help from Jenkins and his tractor. Robby has been maintaining the sides of the road: mowing and trimming back the underbrush.

Trunks: \$6,200.00 has been allotted for the repair of the two trunks in the back field. Salt water intrusion has increased greatly in these locations. Two valves have been purchased at the cost of \$5,504.60. They are currently on order. When received, John Jenkins will be asking for family assistance in the repair of the trunks.

Forestry/Timber

April 4, 2019

On 12/18/16 Ellen Harrell signed a contract with the Long Leaf Pine Alliance, which stated we needed to maintain the fields already planted, but required no new plantings. We have been using Folk Land Management to assist us in this endeavor since we first started, approximately 11 years ago.

To date, very little timber has been cut due to duck season (interfered with opening day), weather conditions (too wet), mills not open, contract with Frampton Logging expiring, and no valid contract to present to another logger when the opportunity presented itself. We now have a board approved contract on file if the opportunity to log arises.

More information on the forestry effort to include but not limited to: initial goals, current progress, financial expenditure, maintenance, and estimated cost for maintaining the fields was requested.

On 4/7/18 Lacey presented a report she compiled from previous board minutes and assorted documents on the forestry/tree farming efforts. Currently, we have spent approximately \$20,000.00 including the offset from the first logging. Some of the fields were damaged during the hurricanes and by herbicide spray. Folk Land Management did replant those trees that were damaged by herbicide. The consensus of the board was that we need a business and land management plan. The full forestry report can be found on the Brick House website www.brickhouseplantation.com.

On 2/1/19, John Jenkins brought to the attention of the Board that we needed to do some maintenance, possibly a control burn, on the fields. He recommended contacting Folk Land Management for assistance. Folk Land Management came out, inspected the fields, recommended a burn, and gave us a quote of \$1,000.00 to assist in burning the fields. We would need to cut the fire lines ourselves. Jenkins Montgomery volunteered to cut the fire breaks. On 3/23/19, a group of family members burned the fields.

There was a Board Meeting held 3/23/19, it was decided to put the logging and tree farming on hold while the family focused on maintaining what we had already planted. Jeannean Jenkins contacted the SC Forestry Commission and is going to make arrangement for them to visit the fields after burning. The Forestry

Commission, will at no charge to us, help to develop a plan for maintaining these fields.

On Tuesday, March 26th, Leslie, Lee and Jeannean met with Jacqueline Forsyth, forestry ranger with the SC Forestry Commission, with the goal of having the Forestry Commission give us a maintenance plan for the timber we have planted.

There are approximately 34 acres planted.

Several things were brought to our attention:

A control burn of Long Leaf Pine should not be done when the candles are above the tops. The best time to burn for this type of tree is in Jan/Feb or June. The Forestry Commission may help with the burning. When burning at the wrong time there is a risk for damaging the trees and some may possibly be lost. Upon inspection of the fields, a recommendation was given not to burn again until 2021. If we do additional plantings Loblolly are probably best for our soil. (She is going to perform a soil test)

Though most of our fields are planted in Long Leaf Pine the Easternmost stand (left hand side of the duck pond road-2.1 acres) looks like a hybrid between long leaf/loblolly (Slash Pine).

There is an invasive plant called the Chinese Tallow or Popcorn Tree back in the fields and the recommendation was that we try to eradicate it, as it will spread throughout the fields.

Lee took us on a tour of the entire place and Jacqueline will return to take soil samples. She will then give us a property management plan for the entirety of Brick House Plantation. It will include recommendations on what may be logged now and in the future. She did request a history of the planting times for the different fields and would like to see the Land Management Plan from Folk.

Upon reviewing the data provided and soil analysis, Jacqueline will schedule a meeting to discuss her findings and recommendations.

Jeannean Jenkins