

Briarwick Homeowners Association, Inc.
October 27, 2008
Minutes of Annual Members Meeting

Location: Lutheran Church of the Resurrection

Present: Board Members Present: Stan Wolever, Joseph Stephenson. Darlene Stephenson was absent.
Homeowner Proxies: 10 in person with 23 proxies
Association Manager: Cindy Panno

I. Call to Order

The meeting was called to order by Stan Wolever, President at 7:00 p.m. A quorum of the Members was established.

II. Minutes

Stan Wolever reviewed the 2007 Annual Meeting Minutes. Motion to approve the 2007 Annual Meeting minutes as presented was made by Joe Stephenson. Motion seconded by Homeowner Maryann Carlton. All in favor.

III. President's report

Stan reviewed the 2009 Budget, the increase in assessments and the decision by the Board to collect the assessments one time per year due January 1 as a cost saving measure and to collect funds at the beginning of the year. He discussed the new \$150 attorney fee to the Association for processing of foreclosures by the Association attorney, Robert Tankel.

IV. Election

A. It was agreed that the board would be increased to 5 members. Stan Wolever will continue to serve the 3 year term through 2010, Joe Stephenson will continue to serve the two year term through 2009. Darlene Stephenson will serve a one year term through 2009. Two additional nominees were accepted to fill the remaining positions. Bryn Warner and Maryann Carlton were nominated for 1 year terms. With no other nominees to fill the two positions, Mr. Warner and Ms. Carlton were placed on the board of directors. The 2009 Board will be Stan Wolever, Joe Stephenson, Darlene Stephenson, Bryn Warner and Maryann Carlton.

B. Vote on Architectural Guidelines rule regarding walls around utilities. Measure passed unopposed.

C. Vote on Architectural Guidelines rule to allow Bahama shutters. Measure passed 18 in favor and 8 opposed. The Board will review the Guidelines and edit them to reflect these measures.

D. Vote to approve IRS vote to rollover funds to the following tax year passed unopposed.

V. New Business

A. Website designed by Bernie Haberer for Briarwick HOA. Mr. Haberer presented his proposal. Proposal discussed and website approved with stipulation that the Board of Directors approves content. Cost to be \$93.78 for two years. Cindy Panno is directed to supply Mr. Haberer with documents to put on the website.

VI. Open Discussion

A. Volunteers needed to decorate the entrances for the winter holidays

B. Homeowner asked that the board help with pet owners that allow their pets to use individual yards. This will be addressed in the Ridgemoor newsletter.

C. Discussion of rubber mulch being permitted by the new Architectural Guidelines.

D. Winter holiday social event may be planned.

VII. Adjourn: There being no further business, the meeting was adjourned at 8:40p

Respectfully submitted,

Cindy Panno, LCAM