

**Briarwick Homeowners Association, Inc.**  
**Board of Directors Meeting September 14, 2009**

**Approved Minutes**

Location: Lutheran Church of the Resurrection

Board: Stan Wolever, Joe Stephenson, Bryn Warner, Maryann Carlton and Darlene Stephens.

Homeowners present: Rosalie and Mike Bousher, Vikki and Don Murphy, Bernie Haberer, Ed and Lynda Kelly, John Duca and Dawn Warner.

Association Manager: Cindy Panno

**I. Call to Order**

The meeting was called to order by Stan Wolever, President at 7:00pm.

**II. Minutes**

Motion by Stan Wolever to approve the minutes of the July 2009 meeting as amended. Second to the motion made by Joe Stephenson. All in favor

**III. Treasurer's Report:**

**A.** Bryn Warner reviewed the August financial statement. Discussion of prepaid maintenance fees. The Board directs Cindy to advise homeowners with prepaid assessments that they can use the credit for future assessments or receive a check from the Association.

**B.** The draft budget was reviewed and discussed by line item. Bad debt expense increased in anticipation of lost income from foreclosures. Website expenses discussed and agreed upon. The anticipated expense for painting the inside portion of the community perimeter wall was accounted for in the reserve consideration. Motion made by Bryn Warner to approve keeping the annual assessment at \$340.00 for 2010. Second to the motion made by Stan Wolever. All in favor

**IV. Manager's Report**

**A.** Community review report reviewed. Cindy is directed to review lawns for improvement but use caution in sending letters since most homeowners are working to resolve their lawn problems.

**B.** Robellini palm tree at entrance needs trimming. Cindy will contact the Master Assn.

**V. Architectural Committee Report**

**A.** Dawn Warner and her committee discussed the fence portion of the Architectural Guidelines. The Board asked for some language changes to reflect their concerns with new fencing materials being used where they meet existing fences. Discussion of styles of fences, heights and materials. Tabled for next board meeting.

**B.** Drainage discussion as it relates to fences and walls at utility easements. It was agreed that Ridgemoor Master owns and maintains the drainage system, but does not own or maintain the small percolation drains located on individual lots.

**VI. Old Business**

**A.** Towing policy. The Association has addressed street parking problems at the entryway with the owners of lots adjacent to the gates, which appears to have resolved the problems. No towing policy will be drafted at this time.

**B.** Entry landscaping has been improved by the Master as requested. Cindy will follow up with the Master on the 3 small shrubs that may replacement.

**VII. Ridgemoor Master Liaison Report**

**A.** Bryn Warner is working closely with Ridgemoor Master and Pam Timms to review the drainage system and their relating ponds. A complete inspection of the drainage system is underway by the Master Association. The pond maintenance contract is being reviewed for change by the Master.

**VII. Ridgemoor Master Liaison Report - continued**

**B.** Discussion of gate damage by children and lightning. Security patrols will be scheduled so that the gates can be monitored more closely during bus stop pick up and drop off hours.

**VIII. New Business**

**A.** Discussion of community events.

1. Annual meeting agenda to include:

a. trash recycling and collection

b. board of director terms to be brought into line for a 5 member board.

2. Board agreed that a community garage sale would be scheduled for October 24th.

**IX. Open Session - Homeowner comments and concerns**

**A.** Cindy to provide Bernie with any additional Declarations and related documents needed for posting on the website.

**B.** Murphy's have a backyard drainage concern. The board referred them to Pam Timms on the Master Board.

**C.** Boushers asked about fence ownership.

**D.** Dawn Warner asked that the Board review the term limits and board rotation.

**E.** John Duca questioned the bad debt budget line item and the website usage. Mr. Duca asked the board to over ride the Architectural Committee's decision to deny the exterior paint color he used prior to obtaining approval. Discussion. Board made no changes to the Architectural Committee's decision, thus the deadline to repaint the home by October 31st stands.

**X. Adjournment 9:30p**

Respectfully submitted,  
Cindy Panno, LCAM  
Association Manager