



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting July 22, 2010**

Minutes

Location: Lutheran Church of the Resurrection
Board of Directors present: Chris Hart, Lynda Kelly, Bernie Haberer, Joe Stephenson and Stan Wolever.
Architectural Review Committee present: Rosalie Bousher,
Homeowner/s present: Ed Kelly
Association Manager: Cindy Panno represented The Property Group

I. Call to Order

The meeting was called to order by Chris Hart at 7:15pm. A quorum of the board was attained.

II. Minutes

Minutes of the June 23, 2010 Board of Directors meeting were reviewed
ON MOTION: Duly made by Chris Hart, seconded by Bernie Haberer and unanimously carried.
RESOLVED: Board approved the June 2010 minutes as submitted.

III. Officer and Committee Reports

A. Treasurer's Report

Joe Stephenson reviewed the June 2010 financial report. Discussion of delinquencies and planning for the 2011 Budget.

B. Architectural Control Committee. Rosalie reported that the committee approved two applications for modification and has an application pending for July.

C. Liaison to Ridgemoor Master Assn. Bernie presented a written report.

1. By written request the Briarwick Board has asked the Ridgemoor Master Board to finalize their decision on maintaining the Briarwick entryway landscaping.
2. Discussion of ownership of entryway, maintenance of landscape by the Master Assn. and the concept of shared cost of proposed new landscape. Stan Wolever will attend the next Master Assn. meeting to propose options for resolution for the poor condition of the Briarwick entry landscaping.

D. Briarwick entryway landscape plan. Review and discussion of bids for landscape upgrades.

ON MOTION: Duly made by Lynda Kelly, seconded by Bernie Haberer and unanimously carried.
RESOLVED: Project awarded to Palm Harbor Nursery stipulating that there be a total of 3 Crape Myrtle trees instead of a mixture of ligustrum trees and Crape Myrtle trees. Additionally, a portion of the east end of the bed is to be reserved for the planting of annuals by the Community.

IV. Manager's Report

A. Community Review discussed.

B. Homeowners with concerns about criminal, dangerous or other nuisance behaviors should report their concerns to the Sheriff's office or to the Ridgemoor Community Patrol (CIS).

C. Directory. Bernie Haberer presented a draft of a community directory for their review and will continue working on the project. Directory would be made available in hard copy or by email.

V. Old Business

A. Homeowner with the degraded tile driveway has been referred to the Assn. attorney for resolution.

VI. New Business

A. Architectural Guidelines-Pools, Decks. Bernie Haberer asked the Board to consider the language in the Guidelines that requires all homeowners submit an application for change to pools, decks, pool pavers and other changes that are located in the backyards. The question under consideration is that these types of repairs, upgrades or changes would be solely in the backyard of the homeowner, thus would the ACC need to be notified and review such routine upgrades and changes. Discussion.
ON MOTION: Duly made by Stan Wolever and seconded by Lynda Kelly and unanimously carried
RESOLVED: Modifications or upgrades made to refinish pools, upgrade pool deck or install pool pavers do not require prior approval by the Association.

VII. Homeowner Questions and Comments

A. Question as to who will be responsible for the repairs and maintenance of the gate loops and equipment in the streets inside the gate. Answer: Ridgemoor Master Association is responsible for this equipment. The recent damage done to the gate loops will be repaired by the Master Association with the costs being absorbed by the contractor that did the damage.

VIII. Adjournment There being no further business to come before the board, it was

ON MOTION: Duly made by Chris Hart and seconded by Stan Wolever to adjourn.

RESOLVE: Meeting adjourned at 8:35pm. Next meeting scheduled for August 19 at 7p Lutheran Church.

Respectfully submitted,
Cindy Panno, LCAM
Association Manager