



Minutes

Location: Lutheran Church of the Resurrection
Board of Directors present: Stan Wolever, Lynda Kelly; Bernie Haberer, Joe Stephenson and Patty Barbosa
Architectural Review Committee present: Dawn Warner and Rosalie Boucher
Homeowners present: Karin Johnson, Ed Kelly
Association Manager: Cindy Panno and Ian Slement represented The Property Group

I. Call to Order

The meeting was called to order by Stan Wolever at 7:00pm. A quorum of the board was attained.

II. Minutes

Motion by Haberer to approve September 23, 2010 meeting minutes. Seconded by Kelly. All in favor.

Motion by Kelly to approve November 18, 2010 Board Organizational meeting minutes. Seconded by Stephenson. All in favor.

III. Officer and Committee Reports

- A. Treasurer's Report. Joe presented a review of the Year end 2010 financial statement.
 - 1. Discussion of delinquencies, which are in the hands of the association attorney
- B. Architectural Control Committee.
 - 1. 3078 Edgemoor - Painting home. Approved.
 - 2. Committee recommends installing additional outlets in the entry median because holiday light extension cords were stolen. Lynda Kelly volunteered to get a bid on electrical work.
 - 3. Committee submitted an inventory of holiday decorations held in storage for the files of the Association.
- C. Liaison to Ridgemoor Master Assn. Bernie Haberer reported on the results of the Ridgemoor Master Annual Meeting and election.

IV. Manager's Report

- A. Cindy Panno presented a written report and notified the Board of her semi-retirement.
- B. Discussion of community review report. Cindy to keep a running report of the results of each inspection. Copies of violation letters to board no longer required.
- C. Cindy introduced the new Manager for Briarwick: Ian Slement, owner of The Property Group. Cindy will continue to aid Ian with community reviews.

V. Old Business

- A. Sidewalk repairs. A sidewalk review report was provided to 2 contractors for bids: Quotes ranged from \$7100 to \$9900. Board to re-examine the scope of the work and get updated bids. Matter tabled for additional investigation.
- B. During the review of the sidewalks by 2 board members, a quorum of the board was attained as other directors joined the walk through the community. No motions were made nor decisions considered. Discussions revolved around the examination of each sidewalk square.
- C. Board Meetings for 2011 will be tentatively scheduled every other month on the 3rd Tuesday of the months as follows: March 15, May 17, July 19, Sept 20 and October 18.
- D. Recovery of legal fees incurred by the Association for the enforcement of violations by homeowners. Matter tabled for further investigation.
- E. Street sign lettering replacement. Matter tabled for additional investigation.

VI. New Business

- A. Bernie Haberer presented a draft ACC form for review by the Committee and the Board.
Motion by Stan Wolever to approve revised form as presented. Seconded by Stephenson. All in favor.
- B. Bernie Haberer stepped down from the liaison to the Ridgemoor Master Association position due to his election to the Ridgemoor Master Board of Directors. Lynda Kelly volunteered to fill the position.

VII. Homeowner Questions and Comments Entertained

VIII. Adjournment

Motion by Haberer to adjourn at 8:25 PM. Seconded by Kelly. All in favor.

Respectfully submitted,

Cindy Panno, Assn. Mgr.

Approved: Briarwick Board of Directors. ____ February 24, 2011 ____ (date)