



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: May 17, 2011**

Minutes

Location: Lutheran Church of the Resurrection
Board of Directors present: Wolever, Kelly, Haberer, Barbosa; (Stephenson – absent)
Architectural Review Committee present: Rosalie Bousher
Several Homeowners present
Association Manager: Mary Fritzier representing Leland management

I. Call to Order

Meeting called to order by Wolever at 7:02 pm. A quorum of the board was attained.

II. Minutes of Prior Board Meetings

Motion by Wolever to approve minutes of April 19, 2011 meeting as presented. Seconded by Haberer. All in favor – motion carried

III. Officers and Committee Reports

a. Treasurer Report

Bernie presented a review of the April 2011 financial statement
Bernie to meet with Mary and phone conference Carol to review questions in accounting of dues postings

b. ACC Report

Several requests have been reviewed and approved
Discussion regarding procedure – ACC and Board members not to accept requests, they must be mailed to Leland ACC to begin review of Guidelines and provide suggestions for updates and clarifications

c. Master Liaison Report

Bernie reported that John Lintz has been appointed to fill the open Director position.

IV. Manager's Report

a. Community Review

Several violation letters for storage and fence issues have been sent. Landscape violation letters will be sent soon.

b. Maintenance Contract

Motion by Haberer to table Gulf Coast landscape contract. Stan to review and propose changes. Seconded by Wolever. All in favor – motion carried.

V. Old Business

a. Street Sign

Motion by Haberer to accept bid from Bayside Sandblasting & Painting Inc. for street signs. Paddles to be sandblasted, painted and have reflective white vinyl lettering applied to match Ridgemoor Master signs. Cost not to exceed \$240 + tax + 5% EPA fee. Seconded by Wolever. All in favor – motion carried.

b. Sod proposal considered. Mary to get additional quote. Work to be done once rainy season starts.

VI. New Business

a. Curb Repair

3 bids for street gutter repair at 3900 Edgemoor considered

Motion by Wolever to accept G. A. Nichols bid – option #2 to replace gutter. If damage is found to be caused by homeowner's irrigation, homeowner will need to make additional repair. Stan to meet with contractor to review scope of work and get clarification. Seconded by Kelly. All in favor – motion carried.

b. Collections Policy

Motion by Haberer to approve Collection Policy as presented. Seconded by Barbosa. Discussion about possible payment plan and associated fees. Payment plans are not a part of the policy. All in favor – motion carried.



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VII. Homeowner Questions and Comments Entertained

VIII. Adjournment 9:15 PM

Respectfully submitted,

Bernie Haberer, Secretary.

Approved: Briarwick Board of Directors July 19, 2011