



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: Jan. 17, 2012**

Minutes - Approved

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

I. Call to Order

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

II. Minutes of Prior Board Meetings

a. **Prior minutes not available at meeting – Tabled for next meeting**

III. Officers and Committee Reports

a. **Treasurer Report:** Haberer presented a review of the December 2011 financial statement on behalf of the treasurer

b. **ARB Report:** No new applications

IV. Manager's Report

a. **Community Review:** Manager reviewed current activities.

Motion by Wolever to write off undocumented late fees and interest from Jan. – March of 2011, so that collections proceedings can proceed on 3 delinquent accounts. Seconded by Kelly. All in favor – motion carried.

Discussion: Haberer to arrange a meeting with Atty. Leonard Mankin to discuss transferring collections matters to his firm. Manager to get information on cost of transferring files from current collections firm.

b. **ACC Report:** Several violation letters have been sent. New homeowner will be submitting application for fence to replace "trellis".

V. New Business

a. **Speeding:** A number of cars have been seen speeding in the neighborhood

b. **Rid-O-Rust System**

Motion by Haberer to proceed with installing system to reduce rust in the water at the central island. Installation not to exceed \$440. Manager to obtain an additional bid for BOD to review before awarding job. Seconded by Wolever. All in favor.

c. **Community Newsletter:** Community Newsletter to be mailed along with notice when 2011 YE financial report is available.

d. **Next Meeting:** March 20, 2012

VI. Homeowner Questions and Comments Entertained

VII. Adjournment 8:06 PM

Respectfully submitted,

Bernie Haberer, Secretary.

Approved: Briarwick Board of Directors _____
March 20, 2012