



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: Nov 19, 2013**

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Location: Lutheran Church of the Resurrection
Board of Directors present: Wolever, Kelly, Haberer, Barbosa. Absent: Lueck.
Association Manager: Mary Fritzier present
Homeowners: Two homeowners present

I. Call to Order

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

II. Board Organization

a. Director Appointment

Motion by Wolever to reappoint Barbosa to fill the open director position for a 3 year term, as there were no other candidates, and a quorum of homeowners was not attained at the membership meeting on October 15, 2013. Seconded by Kelly. All in favor – motion carried.

b. Director Appointment

Motion by Wolever to reappoint all officers in their current roles. Seconded by Haberer. All in favor – motion carried. Officers are: President – Stan Wolever; Vice-President – Lynda Kelly; Treasurer – Fred Lueck; Secretary – Bernie Haberer.

III. Minutes of Prior Board Meetings

Prior meeting minutes

Motion by Haberer to approve minutes as presented for meeting of September 19, 2013. Seconded by Kelly. All in favor – motion carried.

IV. Officers and Committee Reports

a. Treasurer Report: Wolever presented a review of the October 2013 financial statement.

b. ARB Request:

Motion by Haberer to ratify 10-15-13 ACC approval of Fence Request for 3178 Edgemoor. Seconded by Kelly. All in favor – motion carried. Stan to follow up and review completed work.

V. Manager's Report

a. Community Review: Board reviewed the manager's report and discussed current activities and violations that are being monitored for compliance.

- i. Manager directed to send certified letter to owner of 3000 Bellmoor regarding unanswered violation notices. Next step will be to refer to attorney.
- ii. Manager directed to send certified letter to owner with sagging garage door.
- iii. Manager directed to send letters of violations to 3 homeowners that consistently walk their dogs without leashes.

b. Foreclosure Update: Haberer presented a review of collections report activities and account statuses. One case was collected by the attorney. Haberer to contact attorney office for further update on remaining cases, and report to board when received.

VI. Old Business

a. Reserves

Motion by Haberer to transfer excess funds before end of year to repay a portion of the amount borrowed from the reserve account. Amount to be approximately \$4000. Seconded by Wolever. ALL in favor. Motion carried.

VII. New Business

a. Attorney – Discussion to disengage with Taylor & Carls, and transfer business to BLG.
Haberer to contact and set up an appointment for Stan and Haberer to meet with Candice Gundel.

b. Collections Policy

Motion by Haberer to update Collections Policy as presented with minor changes to reflect current operational procedures. Seconded by Wolever. All in favor – motion carried.



c. Holiday Lighting

Kelly/Barbosa to contact Rosalie to get decorations. Thanks to Karin Johnson for donating 4 additional sets of net lighting. Funds are available in budget to purchase additional lighting if needed.

d. 2014 Meeting Schedule:

Motion by Haberer to accept the proposed 2014 meeting calendar. Seconded by Wolever. All in favor – motion carried.

- i. Board Meetings: Third Tuesday of: January, March, May, July, August – budget workshop if required, September – Budget Meeting, and November.
- ii. Annual Homeowners Meeting: October 21, 2014

VIII. Homeowner Questions and Comments

IX. Adjournment 7:45 PM

Respectfully submitted,

Bernie Haberer, Secretary.

Approved: Briarwick Board of Directors

1/21/2014