



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: August 10, 2014**

Location: Lutheran Church of the Resurrection
Board of Directors present: Wolever, Haberer, Barbosa, Kelly. (Lueck absent - travelling)
Association Manager: not present
Homeowners: Several homeowners present

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

Motion by Kelly to approve minutes as presented for meeting of March 18, 2014. Seconded by Wolever. All in favor – motion carried.

III. Officers and Committee Reports

a. **Treasurer Report:** Haberer presented a review of the May 2014 financial statement.

b. **Collections Review: Lien Status Report**

Motion by Wolever to proceed with Lien Foreclosure based on advice of attorney for delinquent property XXXX Edgemoor Drive as the Homeowner is delinquent on payment plan. Seconded by Haberer. All in favor – motion carried

c. **ARB Requests:** None received.

IV. Manager's Report

a. **Community Review:**

- i. Manager to send letters tall bushes (over 6 feet) and broken stucco as noted by several BOD members.
- ii. Manager to follow up with homeowner (3158); removed 2 trees but stumps not ground, and planted a new one without ARB approval.
- iii. Manager to resume letters regarding pressure washing / driveway cleaning

V. Old Business

- a. **Trash Collection** – Board to pursue voluntary effort to gain 90% usage by Solar Sanitation. If achieved, Solar will give a \$20/mo rate for 2x / week service and 1x / week recycle service. Solar will provide recycle bins, but will not provide trash bins.
- b. **Document Amendments.** – Haberer to review specific questions with attorney, and present general questions related to update. This process is expected not to be ready for homeowner vote until 2015.
- c. **New Homeowner Welcome Letter:** Kelly finalizing draft for review.
- d. **Move Reserve Funds to new CD:** Tabled

VI. New Business

a. **2015 Budget Requirements:** Lueck presented initial draft with a \$10 / year increase due to expenses increase

Motion by Haberer to increase dues by \$10 / year for 2015. Seconded by Wolever. All in favor – motion carried

b. **Mailings** – First notice of Homeowner meeting to be sent along with Budget meeting announcement, to include Intent to be a Candidate Forms.

c. **Website**

Motion by Wolever to accept BHE of Eastlake, Inc. web services contract. Seconded by Kelly. NOTE: BHE is owned by board member Haberer; the only charges are for direct costs of domain and hosting. All design and maintenance services are provided pro bono. Wolever, Kelly Barbosa in favor. Lueck absent. Haberer abstained. Motion carried.



VII. Next Meeting Dates:

- a. **Budget meeting: September 16, 2014**
- b. **Annual Homeowner meeting/Election: October 21, 2014**
Two directors positions open
- c. **Board of Directors organizational meeting immediately following Homeowner meeting on October 21, 2014.**

VIII. Homeowner Questions and Comments

IX. Adjournment: 8:51 PM

Respectfully submitted,

Bernie Haberer, Secretary.

Approved: Briarwick Board of Directors

9/16/2014
