



Location: Lutheran Church of the Resurrection
Board of Directors present: Wolever, Haberer, Lueck. (Barbosa, Kelly absent - travelling)
Association Manager: Mary Fritzier
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. Proof of Notice

Affidavit of meeting notice mailing provided by Manager

III. Minutes of Prior Board Meetings

Motion by Haberer to approve minutes as presented for meeting of August 19, 2014. Seconded by Lueck. All in favor.

IV. Officers and Committee Reports

a. **Treasurer Report: Lueck presented a review of the August 2014 financial statement.**

b. **Collections Review: Lien Status Report: 1 foreclosure filed, another being served.**

Motion by Lueck to accept Leland offer to send reminder letter at no cost to 5 accounts with minimal balances. Seconded by Wolever. All in Favor.

c. **ARB Requests: 3182 Edgemoor**

Motion by Lueck, seconded by Wolever. All in favor

1) Approve walkway on side of house – limit to 7' from house to be hidden from view with shrubs

2) Approve painting using SW6242

3) Deny request for niches on either side of house, pending further clarification

V. Manager's Report

a. **Community Review:** Manager will start over with violations regarding pressure washing in October.

b. **Board to review violation enforcement policy providing for escalation to attorney status**

c. **Manager to get information regarding useful life of roadway**

VI. Old Business

a. **Documents Clarification.** – Haberer reported on meeting with Attorney for clarification. Attorney issued an opinion letter stating the Board has the right to require homeowners to maintain sidewalks, trees, mail boxes and landscaping in the easement area up to the roadway. Attorney will continue to provide recommendations regarding updates to the documents

b. **New Homeowner Welcome Letter:**

Motion by Haberer to request Manager to send "New Homeowner" letter, as drafted by Kelly – with minor revisions, to all new homeowners. Seconded by Lueck. All in favor.

VII. New Business

a. **2015 Budget**

Motion by Lueck to approve 2015 budget as presented, with dues increase of \$10 to \$435 / year. Seconded by Haberer. All in favor.

b. **Mailings** - Second notice of Homeowner meeting to be sent along Proxy, Approved Budget and Intent to be a Candidate forms

c. **Meeting rooms for 2015** – due to substantial fee increases, alternatives are being investigated. Haberer reports that the conference room in David Ormiston's office is available for \$25 / meeting. This room is sufficient size for board meetings, and Haberer will reserve the room for 2015 BOD meetings. Manager to look for alternative location for 2015 Homeowner meeting.

VIII. Next Meeting Dates:

a. **Annual Homeowner meeting/Election: October 21, 2014**

Two directors positions open

b. **Board of Directors organizational meeting immediately following Homeowner meeting on October 21, 2014.**

IX. Homeowner Questions and Comments

X. Adjournment: 8:25 PM

Respectfully submitted,

Bernie Haberer, Secretary. Approved: Briarwick Board of Directors _____