

BRIARWOOD ACTION ASSOCIATION ANNUAL MEETING
SEPTEMBER 22, 2013

Present: Vice President Rich Bay, Treasurer Jerry Hurocy, Secretary Justin Meyer, John Steel, Jason Arens, Gary Marti

Absent: Diana Thom, Jared Poyner

Members Present: Brian Wendt, Michelle Wendt, Priska Kritzer, Brian Giffin, Larry Dean, Tom Sampson, James Copeland, Leonard Koch, Linda Lindsey

Minutes taken by: Jeannie Hurocy

Meeting called to order at by: 1:00 pm by Treasurer Jerry Hurocy

Opening by: Treasurer Jerry Hurocy

Introduction of Board Members, present and not present.

Former President Joe Jackson has resigned from the Board. Larry Dean had resigned earlier in the year. Many thanks go to both of them for their service to the Community. Thanks also to Jerry Dumar for all that he does to help out in the Community.

Financials Report by Treasurer Jerry Hurocy: Financial report given, copies were distributed to all Board Members and Briarwood Members present.

Jerry Hurocy explained the court judgment in the case of Briarwood vs. Craig Shy to the members.

Jerry Hurocy explained that Briarwood employs three people: Don Kansteiner as our water/sewer operator, Valerie Kansteiner as our billing person and Ron Ramsey as our maintenance worker.

Refunds listed on the financial report were explained that some members have double paid their assessments after the secondary billing that goes out in July. Those are the members who were refunded their overpayment.

Discussed the large amount of patio lots that are property of Briarwood now since the Shy Agreement regarding what the plan is on what the future is on those. Rich Bay states that regardless what is done, it will be a legal matter and require the vote of all Briarwood Members.

Utilities Report by Treasurer Jerry Hurocy:

Treasurer Jerry Hurocy explained that if 25 more homes are built that the sewer plant will need to be expanded.

Discussed the DNR Required Emergency Plan that was completed by Don Kansteiner.

Discussed that Briarwood is acquiring bids for a garage to be put up by the Well House for equipment that is being stored in the Well House. Per DNR, nothing should be stored in the Well House.

Discussed DNR's recommendation for a new water storage tank since DNR said the tank we currently have is insufficient. DNR suggested we have a 35,000 gallon tank. Currently, Briarwood Utilities services the community with a 5,000 gallon tank with the water use currently being approximately 17,000 gallons per day.

Discussed the idea of a generator used for the Well House pump as well as if there is a power outage, then the septic grinders for each resident would not function, resulting in possible sewage backup into residents' home.

DNR has recommended Briarwood increase security for the Well House. Discussed plans for security cameras that will offer surveillance at the Well House.

Discussed the need for increasing the fee for Utilities in order to raise revenue for a new water tank.

Architectural Report: Sheds that are approved by the Architectural Committee can now be built. (No bigger than 10x10 and wooden type)

Dams Report: Dams will be cut again by Chad Queen before winter. Mudjacking will be done once Dams are cut to fill holes that have been created by muskrats. Muskrats and Beavers are being trapped.

Lake/Beach Report by John Steel: Lake Briarwood was stocked with fish as it annually is done. Question was brought up about putting too many bluegills in by a Briarwood Member. This will be considered when the next stocking of fish will be done.

Security Report by Jason Arens: The Board has agreed to have Global Security provide security year round.

Speeding vehicles have been a problem. Our security person has addressed some people that have been speeding. The idea of getting Jefferson County Sheriff's Department to sit and catch speeding vehicles was brought up. Briarwood Member Brian Wendt stated if enough people complained that maybe they would come out.

Rules and Regulations Report by Vice President Rich Bay: Nothing to report.

Website Report by Jerry Hurocy: Briarwood Estates website address was reiterated and members were informed of the Briarwood Facebook page.

Roads Report by Treasurer Jerry Hurocy: In September, a load of cold patch was brought in and several Briarwood Community Members volunteered to help patch areas of Briarwood in lieu of using rock to increase longevity of the patch.

Briarwood Member Bryan Giffin questions \$2000.00 that is in an account that was earmarked for patching road cuts on Stonegate Drive and states he feels it should be used to do patching on Stonegate Drive.

Briarwood Member Brian Wendt questions the necessity of the recent sealing of the asphalted roads. Board Member Gary Marti, who is very experienced in this matter, explained the reasoning behind the sealing of the road and why it needs to be done frequently.

Briarwood Member Brian Wendt mentions that there was a previous agreement voted that there was a progression of roads that were to be paved. Jerry Hurocy will look into previous years' minutes for that information.

Briarwood Member Bryan Giffin asked if Cottonwood Golf Course was doing their part in maintaining the road and if Briarwood's relationship with the golf course has improved. Board Members Jerry Hurocy and Jason Arens addressed this question, stating the new partner to the Cottonwood Golf Course owner and Briarwood are working towards an amiable relationship.

Park/Entrance Report: The entrance has been sealed this year.

Briarwood Member Bryan Giffin mentions that the entrance becomes bottlenecked and makes it difficult to maneuver in and out of Briarwood Estates due to the amount of people waiting to drop or pick up their children at the school bus stop. Mr. Giffin presents an idea to put rock down on Missouri State Highway property at the front of the Community to provide a parking place for these vehicles. This idea will be explored by the Board.

Lots/Back Dues/Legal Report by Jerry Hurocy: There are a total 840 total lots in Briarwood. 268 lots are Briarwood owned lots, 250 lots are owned by Craig Shy DBA as Briarwood Development and there is 1 lot in Craig Shy's name. There are 385 total property owners, 17 past due with their assessment payments. This number was 45. Briarwood has been working with an attorney to retrieve back dues.

Lots are currently being sold for \$6,000 to \$35,000, depending on where they are in Briarwood.

Briarwood Member Brian Wendt brings up the idea that if there are any people that are past due on assessments that own patio lots or non-build able lots should pay fewer assessments. The number of members that are patio lot owners that are in arrears was discussed.

New Business: Briarwood Member Bryan Giffin mentions he would like the Covenants changed so if a person owns more than one lot that an unattached garage can be built. This will be addressed at the next BAA meeting.

Election of Board Members-

Current Board Members due for re-election are Jason Arens, Justin Meyer and Diana Thom. There are currently two vacancies. There will be an election of 5 positions for two year terms.

Nominations for Board were Jason Arens, Justin Meyer and Diana Thom. There were no other nominations, therefore, all were re-elected.

MEETING ADJOURNED AT 2:20 PM