

**BRIARWOOD ACTION ASSOCIATION
ANNUAL MEMBERSHIP MEETING
October 9th, 2022**

OPENING – PRESIDENT LARRY PAGE JR. – Started the meeting at 2:10 pm.

There were 23 Briarwood property owner families that attended the annual meeting.

FINANCIAL REPORT WAS READ BY JERRY HUROC

- Finances and expenditures were presented to those in attendance.

UTILITIES REPORT WAS READ BY JERRY HUROC

- Finances and expenditures were presented to those in attendance.

ARCHITECTURAL REPORT WAS READ BY JERRY HUROC

- There are seven new houses currently in the process of being built.

DAMS REPORT BY GREG DAVIS

- DNR inspected dams and had no complaints.
- Groundhog holes will be filled after the dams are cut in the next couple weeks.

LAKE/BEACH REPORT BY JOHN STEEL

- Fish study report will be posted on social media pages and on the website.
- No fish were stocked this year due to waiting for fish study.
- White sand was added to the beach this year.

SECURITY REPORT BY HEATHER MISSEY

- Security is finished on October 21st for the season.
- There were vehicle thefts and car break ins this year, suspects have been identified and we are awaiting the prosecutor's office to pursue charges.

RULES AND REGULATIONS REPORT BY LARRY PAGE JR.

- Ballots were sent out to introduce more rules into covenants.

WEBSITE REPORT BY JERRY HUROC

- Jerry Huroc discussed that on the Briarwood website, the community can find information on lots for sale and how to contact the board.
- www.briarwoodestatescommunity.com
- Facebook @ Lake Briarwood (Briarwood Estates)

ROADS REPORT BY GREG DAVIS

- A lot of gravel was placed on roads this year due to potholes.
- Tried new rock (c-level) to cut the dust down and it has been a success.
- Pinson Excavating has been out three times this year for ditch work. Homeowners are encouraged to burn leaves in their ditches to help with the wash outs.
- Concrete blocks have been added around the salt pile.
- Plow/salt truck is ready to go for snow season.

PARK/ENTRANCE REPORT BY NICK WILCOX

- Residents have been walking their dogs in the park, but not cleaning up the mess. If this continues, dogs will not be allowed in the park.

LOTS/BACK DUES/LEGAL REPORT BY JERRY HUROC

- There are 61 home/lot owners that are behind on assessments.

NEW BUSINESS

- Residents inquired about the capacity of the well house: we currently have a 6k gallon water tank. The board is currently looking into hiring an engineer to possibly put in a bigger tank. Our current sewer plant does not have a flow meter. Don Kansteiner is trying to get it replaced so we can gauge to see if we need to build it bigger.
- Raising assessments was brought up by a homeowner. There is nothing set in stone about raising annual assessments, but it is a possibility in the future.
- A homeowner inquired about a neighbor having derelict vehicles and trash in their yard; they were directed to contact Jefferson County code enforcement.
- There was a total of sixty-eight (68) ballots turned in.
- Voting on changes to 8th Amended Covenants and Bylaws:

Shall we add the following to the Covenants and Restrictions at Section II – “Restrictions Relating to All Lots.”

- H. Campers and motorhomes shall be stored within the boundary of the owner’s property. Property shall have a residence upon it prior to storage of camper or motorhome. No camping shall be permitted within Briarwood Estates:
 - 59 yes, 9 no
- I. Swimming pools and gas tanks must be behind the county set back line and parallel or behind the residence on the lot:
 - 61 yes, 7 no
- J. No street (dusk to dawn) lights shall be installed without written permission of all affected property owners. Affected property owners would include, but are not limited to all adjoining lots, lots across the street and all adjacent lots across the street. Prior to operation of any street lighting, all signatures must be presented to the Board for approval of operation. Any complaints about unapproved street lights must be reported within the first ninety (90) days of operation of any street light:
 - 53 yes, 15 no
- K. Adjoining lots may be replatted as one lot, and then assessed as one lot, when the lots are surveyed as one contiguous parcel of land with no common ground, roads or other properties owned by other parties interrupting it. The survey and legal description shall be recorded by the owners and recorded with the Jefferson County Recorder of Deed’s office. A copy of the recorded survey and legal description with the Recorder of Deed’s stamp, including the book and page or document number, shall be provided by the owners to the Briarwood Action Association Board President for notification of assessment change to one lot. The assessment change shall be effective at the next calendar year assessment:
 - 64 yes, 4 no
- L. All solar panels must be located on the owner’s home:
 - 51 yes, 16 no

Shall we add at the end of the Paragraph to Section III – “Restrictions Relation to Building and Construction” at Section C

- M. Detached sheds may not exceed two hundred (200) square feet. Outbuildings, including sheds, must be behind the front of the home and at least ten (10) feet of the property lines:
 - 54 yes, 13 no

Shall we add a new language to Section V of the Covenants – Briarwood Action Association, Inc’s Rights and Powers – Section G (This language will conform with Article VIII of the By-laws)*

- N. To vote and owner must be in good standing as of 30 days before the date for the election. “Good standing” shall mean the owner is current in all Membership Dues (assessments). All votes must be cast in person or by proper proxy. If lots are held by a legal entity only the designated representative of the entity may cast it’s vote:
 - 62 yes, 6 no

**By a vote to accept this language you also agree to keep Article VIII of the By-laws as it is. If you vote to reject this amendment, you are also voting to remove Article VIII from the By-laws.*

Shall we add a new sentence to the Covenants and Restrictions at Section VI – “Methods of Modifying or Amending Restrictions”

- O. All votes shall be executed by the owner in writing and when done prior to the meeting, mailed via first class mail or hand delivered to the Secretary before or presented in person at the annual meeting itself:
 - 65 yes, 3 no

Shall we amend the Briarwood Action Association, Inc. By-laws by changing Article VII – Amendments as follows: (This will conform with the Section VI of the Eighth Amended Covenants and Restrictions)

- P. These By-laws may not be amended, removed, abrogated, or modified without the approval of two-thirds (2/3) of all property owners voting in person or by proxy at an annual meeting or specially called meeting. Proxy votes of members are allowed, and the process shall comply with RSMo 355.291. The Board of Briarwood Action Association may vote the returned proxies by appointing the President of Briarwood Action Association to vote as directed by the BAA Executive Committee. One vote shall be allotted per lot owner, regardless of the number of lots owned. All votes will be done in writing whether done prior to the meeting via email or the annual meeting itself:
 - 65 yes, 3 no

Poll question – Would you like to see gates added to the entrance:

- 21 yes, 45 no

ELECTION OF BOARD MEMBERS

- Shane Pruitt – Accepted another 2 year term
- Jerry Hurocy – Accepted another 2 year term
- Jerry Hancock – Accepted another 2 year term
- Greg Davis – Declined another 2 year term; replaced by Eileen Goldammer
- Heather Missey – Accepted another 2 year term

ADJOURNMENT 3:45pm