

**BRIARWOOD ACTION ASSOCIATION
BOARD MEETING
APRIL 13, 2015**

Present: President Jason Arens, Vice President Jared Poyner, Treasurer Jerry Hurocy, Rich Bay, Diana Thom, Gary Marti

Absent: JR Hamilton

Pre-meeting: Member Brian Wendt addresses the Board regarding the poor condition of Stonegate Drive and feels that money was wasted on building the dock that was recently built. Treasurer Jerry Hurocy explained that the tractor is being repaired and that there will be some road repairs starting next week with cold patch. Board Member John Steel explains that BAA has not paid for fish to restock the lake for 2 years and the money that was earmarked for that was used for the building supplies for the dock, which was built by volunteers in the community with the proper permits required by Jefferson County.

Member Brian Wendt states that he would like to be informed what the BAA Board is doing around Briarwood by mail or a notice on the Briarwood community board at the front of the subdivision.

Member Brian Wendt questions the value of having security in Briarwood Estates, stating that there are days when it is raining or snowing and there is no reason to have a security guard those days. President Jason Arens explained the cost of Global Security and that it has been very difficult to find a security company that has reasonable prices that are willing to come out to Briarwood Estates. Treasurer Jerry Hurocy explained that the schedule when security will be in Briarwood is made up way ahead of time and no one knows what the weather is going to be like any given day.

Member Brian Wendt presents documents regarding the recorded readjusted boundaries of his newly adjoined lots for the purpose of BAA's recognition of his legally combined lot. He will now be charged only one annual assessment.

Member Mark Lawson also comes with concerns regarding the roads, as well, which were answered during the discussion of Brian Wendt's concerns.

Member Bryan Giffin states he would like to know where it states in Briarwood's 7th Amended Covenants that lot owners that own adjacent lots need to have them surveyed to be considered one lot for the purpose of the lot owner to be charged one annual assessment, citing: "SECTION III -RESTRICTIONS RELATION TO BUILDING AND CONSTRUCTION- B. Every residence shall front toward the front end of the lot, the main body thereof shall not be closer than 25 feet from the front of the lot, nor shall any building be closer than 10 feet from the side lines of said lot, and shall comply with Jefferson County building codes. If any individual owns more than one adjoining lot, he may elect to consider all of his property as one lot." Treasurer Jerry Hurocy explained that the way Briarwood Action Association has always interpreted and enforced the regulation is that if the lot

owner chooses to consider his adjacent lots as one lot, they must be re-platted and recorded with the Jefferson County Recorder of Deeds as one lot, citing the fact that those who are being currently being charged one assessment for adjoined lots have gone through the process of re-platting and have acquired a legal boundary adjustment which was recorded with the proper authority.

Member Bryan Giffin also requests a change in the BAA Covenants to allow for a detached garage for homeowners that own more than one adjoining lot. Treasurer Jerry Hurocy states a change in the Covenants requires a vote of the Membership.

Member Brian Giffin also expressed concerns about the condition of the roads, stating that he has not paid his assessments for two years because he has been spending too much money replacing tires on his vehicles because of the bad roads in Briarwood. He states now that he has heard that areas on Stonegate are going to be patched that he guesses he can write a check for his assessments now.

Member Mark Lawson requests that BAA purchase Briarwood's Maintenance Employee, Ron Ramsey, with a work truck specifically to use in the subdivision so he does not have to use his own personal vehicle for his work here. He also requests that BAA purchase a snow plow for the subdivision as he has experience in plowing and volunteers to do so should BAA purchase a plow.

Member Tony Ferguson states that more than two-thirds the width of the road should be cleared of snow when plowed. Gary Marti explains the reasons that cause the snow plower to not plow more of the street than he does.

Rodney Kozlowski approaches the Board and states he is representing Wayne Barnes, who has purchased Cottonwood Golf Course, stating that they would like the water turned on and they are willing to pay some of what the back water bill is. Vice President Jared Poyner, Treasurer Jerry Hurocy and Board Member John Steel will be meeting with Wayne Barnes within the next week regarding Briarwood Estates' relationship with Cottonwood Golf Course.

Meeting Called to Order at 7:50 pm by President Jason Arens

Minutes taken by: Jeannie Hurocy

Minutes of last meeting read: February 9, 2015 minutes were distributed and read.

Motion to accept minutes by Diana Thom, 2nd by Rich Bay. Motion passes unanimously.

March 22, 2015 Closed Meeting Minutes were distributed and read. **Motion to accept minutes by Jerry Hurocy, 2nd by Diana Thom. Motion passes unanimously.**

Financials: Financial Report was distributed and presented by Treasurer Jerry Hurocy. **Motion to accept Financial Report by Rich Bay, 2nd by Diana Thom. Motion passes unanimously.**

Utilities Report: Utilities Report was distributed and presented by Treasurer Jerry Hurocy. **Motion to accept Utilities Report by Rich Bay, 2nd by John Steel. Motion passes unanimously.**

Architectural Committee: Maria Zoph presents plans for a fence in the front of her house. Fences are not allowed in the front yard. Plan was not approved. Jared Poyner will call the Zoph's and give them their other options, such as an electric fence, but the Board will does not approve the fence plans.

Dams Report: Jared Poyner and Gary Marti will be acquiring bids for cutting the dam. Jerry will contact Chad Queen for a bid.

Lake and Beach Report: The community dock is built. There are more barrels that will be used to place under the ramps.

Security Report: A resident witnessed two people attempting to steal a ladder from the new home that is being constructed on London Bridge. The suspects fled and were not found by Jefferson County Sheriff's Department once they arrived.

Rules and Regulations: **Motion made by Vice President Jared Poyner that ALL architectural plans are to be submitted to the Architectural Committee to be considered according to the Briarwood Architectural Guidelines and then will be presented to the BAA Board for final approval, 2nd by Rich Bay. Motion passes unanimously.**

There have been young children seen unsafely operating golf carts on the roads in Briarwood and have been witnessed in near accidents while driving them. **Motion made to add the Rules that all golf cart drivers on Briarwood's roads MUST be in possession of a valid driver's permit or valid driver's license by Rich Bay, 2nd by Diana Thom. Motion passes unanimously.**

Website: Nothing to report.

Roads: Cold Patch will be placed next week on Stonegate. Waiting on the tractor to return from being repaired so we can have the cold patch delivered and Ron Ramsey can start repairing dilapidated areas of the roads.

Park and Entrance: Nothing to report.

The Board went into Closed Session to discuss Legal, Lots and Back Dues.

The Board returned to Open Session.

Old Business: Nothing to discuss.

New Business: Per Diana Thom: Chad Queen was called out to Priska Kritzer's house at 1559 Brandywine, her septic grinder kept alarming and Chad Queen found that there was a blockage in the main sewer line. Jerry Hurocy will contact Chad Queen to find out exactly what he found and what needs to be done.

Motion to adjourn meeting at 9:36 pm by John Steel, 2nd by Diana Thom. Meeting adjourned.