

**BRIARWOOD ACTION ASSOCIATION
BOARD MEETING
August 8, 2016**

Present: Vice President Diana Thom, Treasurer Jerry Hurocy, Rich Bay, John Steel, Secretary Kathy Bohn, Josh Brower, Nick Wilcox

Absent: Gary Marti, Alicia Powell

Pre-meeting:

Paul Kennon/wife presented blueprints for garage addition for board approval. Jerry Dumar presented his opinions on the effectiveness of this board. He spoke for 15 minutes and then we called the regular board meeting to order. Charles Lee (arrived to observe after meeting was called to order.

Meeting Called to Order at 7:15 pm by Treasurer Jerry Hurocy

Minutes taken by: Kathy Bohn

Minutes of last meeting read: The July 25, 2016 Minutes were distributed and read.

Motion to accept Minutes by John Steel. 2nd by Nick Wilcox. Motion carries unanimously.

Financials: The Financial Report was distributed and presented by Treasurer Jerry Hurocy. **Motion to accept the Financial Report as given by Kathy Bohn. 2nd by Diana Thom. Motion carries unanimously.**

Utilities Report: The Utilities Report was distributed and presented by Treasurer Jerry Hurocy. **Motion to accept the Financial Report as given by Rich Bay, 2nd by John Steel. Motion carries unanimously.**

Architectural Committee: Keenon garage plans were discussed. **Motion to approve the the Keenon building plans as given by Rich Bay, 2nd by Diana Thom.**

Dams Report: Jerry Hurocy has a call into Chad Queen on placing the rock starting at the spillway. Jerry is waiting for a call back. We will add riprap on a regular basis until it is at optimum level to maintain the dam for years to come as suggested by the DNR.

Lake and Beach Report: Maintenance has been asked to clean the beach every morning to clean up goose droppings.

Rich Bay presented info on Lake Wauwanoka. They lower the water level every four years so homeowners can work on lake lots. This would give our lake lot owners a chance to pull the grass that is flourishing along the shoreline. Rich cautions the use of

copper sulfate to kill the grass as it contaminates the water and is harmful to people, fish, muskrats, anything in the water.

Discussed the brownish surface growth on Fisherman's lake. This is due to the higher population of geese this year and the warm temperatures. There is nothing that can be done to eliminate this without harming the fish. We will have to wait it out.

Nick Wilcox advises that the Fire Department asked for permission to do drills at London Bridge and Lakeshore. They practice in the event of an emergency in Briarwood. The Fire Department was granted permission.

Security Report: We had a substitute security guard due to a family emergency with our regular security guard. Diana Thom suggested that our regular guard be reminded to slow down on gravel roads for safety. John Steel will call them.

Rules and Regulations: Nothing to report.

Website: Nothing to report.

Roads: There is a steep hill on Wellington that has been washing out and draining into Nick Faust's property. Nick asked us in the Spring to dig out the drainage ditch to prevent the run-off onto his property. Our 20+ year-old tractor was out for repair, so we could not dig out the ditch. Almost as soon as we got it back, the tractor broke down again and we determined that the tractor is beyond repair. **Diana Thom motions to purchase a new tractor, 2nd by Nick Wilcox. Motion carries unanimously.** As soon as the new tractor is available we will dig out the drainage ditch on the Faust property.

In the meantime, Jerry Dumar called to report the condition of the steep hill on Wellington to the Fire Department instead of calling the Board, where we could have explained the status of this infrequently used second entrance to Wellington. The Fire Department asked us to close down that end of Wellington until repairs can be made. The road is passable but has deep ruts and loose gravel. Tall reflective cones were placed at the top and bottom of the hill. We discussed repairing the road itself at this point in time is not our highest priority due to lack of funds. The Board has received no complaints from homeowners about the road itself because it is infrequently used.

Park and Entrance: Brian Nash, the maintenance person, was unavailable to clean up the front entrance as discussed at the last meeting, so Vice President Diana Thom and a homeowner went to clean up the weeds in the beds at front entrance. Diana reported heavy duty vines that were difficult to remove so weed killer was purchased and will be applied to the vines. She will also place the solar lights that Jerry Hurocy purchased.

Old Business:

Last month, Tony Ferguson resigned as President. We discussed naming a new President, but felt with Board elections looming on September 18th at the annual meeting that we should hold off until then.

New Business:

We did not have a working chain saw as our prior maintenance man, Ron Ramsey, had been using his own personal saw. Gary Marti purchased a new chain saw for \$188.73, which was a really good price for the size and hp. **Nick Wilcox motions that the board reimburse Gary Marti for the purchase of the chain saw, 2nd by Josh Brower. Motion carries unanimously.**

The new John Deere tractor will be delivered around August 20th. We looked into buying a used tractor, but found they are never offered with warranty and given all the issues with the current tractor, we felt a warranty was important. The new diesel tractor cost \$31,700 after a \$2500 rebate. It will include a brush hog, box blade and front loader. We did explore the cost of a backhoe, but did not purchase because the dealer said those things will have all sorts of problems if they sit for long periods of time and rain runs into the joints.

We talked to the dealer about trading in our old tractor, but the dealer was not willing. We decided two options 1) See if Chad Queen knows of anyone that might be interested in buying a fixer-upper tractor such as ours or 2) Run a Craigslist ad and take blind bids with a minimum established.

Brian Nash, the current maintenance person, is only able to work 2-3 days a week. Between the rain, broken equipment and his schedule, there is a lot of work to be done in Briarwood. In the meantime, Ron Ramsey showed an interest in working part-time again for Briarwood. We agreed to keep both men on a part-time basis, but neither situation is permanent. Kathy Bohn will run a new ad for a permanent, full-time maintenance person to replace both.

Jerry Hurocy suggested we should hold our next meeting on September 12th or have our meeting at noon on the day of our annual subdivision meeting. Everyone agreed to skip the meeting on the 12th and meet on September 18th.

Josh Brower suggested that we hold a once a month volunteer day for board members, homeowners and lot owners. He is willing to do some work this Sunday.

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

Motion to adjourn meeting at 8:45 pm by John Steel, 2nd by Diana Thom. Meeting adjourned.

