

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

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

Absent: Secretary JR Hamilton

Pre-meeting: The BAA Board folded and prepared for mailing the second invoice for Annual Assessments and a letter inviting all Briarwood Lot Owners to the Annual Membership Meeting which will take place October 11, 2015.

Members Jerry Hancock, Gary Hite, Mark Lawson, Charles Lee and Charles Manlove are present for this evening's meeting. Mr. Hancock, Mr. Hite, and Mr. Lee are all here to find out if there has been any resolution to the "NO FISHING" rule and sign that was placed by the dock constructed by BAA.

Meeting Called to Order at 7:20 pm by President Jason Arens.

Minutes taken by: Jeannie Hurocy

Minutes of last meeting read: June 8, 2015 Meeting Minutes were distributed and read. **Motion to accept Minutes by Rich Bay, 2nd by John Steel. Motion passes unanimously.**

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

Ron Ramsey has been unable to mow certain areas due to the large width of the mower that BAA has purchased for his use in Briarwood. Mr. Ramsey felt it was necessary that in order to do his job correctly that he needed to purchase a smaller riding lawn mower. He informed Jerry of his purchase and Jerry Hurocy told him that he should not have made that purchase on his own.

Treasurer Jerry Hurocy motioned to approve the \$750.00 for the purchase for the riding lawnmower, 2nd by Diana Thom. Motion passes unanimously.

Utilities Report: Utilities Report was distributed and presented by Treasurer Jerry Hurocy. **Motion to accept the Utilities Report as presented by Rich Bay, 2nd by Gary Marti.**

Architectural Committee: Tony Ferguson provides the plans for an extension to his front porch at 111 Cardiff Circle for review by the BAA Board. **Motion made by Jared**

Poyner to accept Tony Ferguson's plans for a porch extension, 2nd by Rich Bay. Motion passes unanimously.

A shed has been placed outside of the guidelines set by BAA at 596 Briarwood Terrace and the lot owners also neglected to bring plans for the shed to the BAA Board for approval. John Steel and Vice President Jared Poyner will go and speak with the homeowners regarding the shed.

Dams Report: The dam is still too wet for mowing. Ron Ramsey stated he has seen muskrats. Once the dam is cut then the muskrat issue will be dealt with. Treasurer Jerry Hurocy has been in communication with Chad Queen regarding the dam cutting and Ron Ramsey has been monitoring the moisture level in the area that needs to be mowed.

Lake and Beach Report: Recently, the De Soto Country Club (golf course) has been telling people that have paid for memberships and people that they know that they are allowed to utilize the lower lake for fishing or swimming. Jason Arens has spoken with Rodney, a "helper" at the golf course and also resides in Briarwood, to make it clear that ALL of the lakes in Briarwood Estates are Briarwood property and strictly for the use of Briarwood Members who are in good standing. Rodney stated he would stop telling those who purchase memberships to the golf course that using the lake is part of their membership. The security guard has been informed of this and has been asked to be aware of those using the lake that do not belong and ask them to leave.

Rich Bay asks if there is any way to blade the beach over to overturn the sand. Vice President Jared Poyner knows a homeowner who stated that he would do that for no charge but has no insurance. Vice President Jared Poyner states he will contact this homeowner and ask if he is willing to sign a document stating that BAA is not liable for any bodily injury that may occur or responsible for any damage to his equipment while this he volunteers his time and equipment to overturn the sand. A load of sand needs to be brought in and spread once the current sand is turned over and spread. Mr. Poyner will be in charge of coordinating this project.

Diana Thom motions that after the sand on the beach is redistributed that a load of sand be brought in and spread, 2nd by Jared Poyner. Motion passes unanimously.

Rich Bay states that the tall grass in the lake has overcome the lake. He questions if there is some other way besides Copper Nitrate to eliminate the grass. It was discussed that possibly the Missouri Department of Conservation may have ideas.

Vice President Jared Poyner makes a motion to allow people to fish off the dock. No 2nd to the motion was heard. Motion failed.

Rich Bay suggests looking into a building a second dock. John Steel suggests moving the dock that is already built be moved down to where "Hoppy's" old dock used to stand and use that one for fishing and a new permanent pier type dock for boat loading and

unloading be built by the boat ramp. Jason will speak with JR Hamilton regarding plans for a new dock and then will present the plans to the BAA Board for discussion.

Security Report: There has been more traffic from the farm through the lot on Brandywine and into Briarwood. This lot owner has been asked previously to stop the traffic through this area. Although the lot owner owns the farm and the lot, the farm is not in Briarwood and the lot that is adjacent should not be used as a thoroughfare or short cut through Briarwood. **Rich Bay motions for BAA to send a letter asking the property owners of the lot on Brandywine that is being used as a short cut for properties behind this lot that are not part of Briarwood Estates to cease this traffic, by Jared Poyner. Motion passes unanimously.** Treasurer Jerry Hurocy will compose and mail another letter to the lot owner asking them to cease the traffic through the lot on Brandywine.

Ron Ramsey has been finding syringes and needles on the beach along with spoons.

Rules and Regulations: Rich Bay questioned when notification needs to go to the Membership regarding changes to the BAA By-laws or Covenants or for a special assessment prior to the Annual Membership Meeting to be voted on by all property owners.

The BAA Board discussed the need for raising yearly assessments for all lot owners except those in Plats 9 and 10 (due to the non-buildable nature of the lots) and also having a special assessment just for use for road improvement. At next month's meeting this will be discussed more in depth.

Website: The Department of Natural Resources requested that a link to the 2014 Consumer Confidence Report be placed on the home page of Briarwood's website. Jeannie Hurocy has created a link and placed it on the home page that opens right to the PDF of the report.

Roads: Gary Marti recommends that BAA stop acquiring bids for road repairs until BAA actually has the money to spend on roads, stating that BAA has sought many bids and has not been able to make use out of any which may result in companies padding their bids because they have been called to bid previously and were not hired. Discussed using cold patch in the area at the front of the subdivision where it is breaking up to buy some time until money is had to pay for roads and road maintenance. Gary Marti also states we need a plan on what roads to do and when to do them that makes sense so heavy asphalt trucks will not be driving over and tearing up the newly paved roads once the money is available to pave them.

Discussed special assessments, increasing annual assessments, discussed paying off the loan for the road versus continue paying as is. This issue will be discussed further at next month's meeting.

President Jason Arens states a special meeting will need to be scheduled in August to discuss roads in depth again. Any repairs on the area on Stonegate that JR Hamilton acquired bids for will be postponed for now.

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: Not discussed.

New Business: Not discussed.

Motion to adjourn meeting at 9:07 pm by Diana Thom, 2nd by Rich Bay. Meeting adjourned.