

**BRIARWOOD ACTION ASSOCIATION  
BOARD MEETING  
JUNE 8, 2015**

**Present:** President Jason Arens, Secretary JR Hamilton, Rich Bay, Tony Ferguson, John Steel, Gary Marti

**Absent:** Treasurer Jerry Hurocy, Diana Thom, Jared Poyner

**Pre-meeting:** Brian Wendt presents plans for a storage shed on his lot.

Members Gary Hite, Chuck Lee, and Jerry Hancock are present for today's meeting. All three members address the board regarding the dock and the BAA Rule regarding no fishing off of the dock. They state their dues helped pay for the dock so they should be able to use for fishing. John Steel states that people who are not Briarwood Members and do not belong in the development have been using it, jumping their bikes off of it, jumping off of it and have been fishing off of it. It has also been witnessed that some people "claim" the dock, spread their chairs, coolers, etc. on it and basically "camp out" for the day and have not been allowing boaters to use the dock as it was designed. Gary Marti states that he has attempted to use the dock for boat loading and unloading and that the people that had "claimed" the dock were very rude and did not allow him or his wife to utilize the dock. It has also been witnessed that approximately twelve people were all piled onto the dock and had the front end sinking into the lake. Jason Arens explains that there are liabilities for Briarwood and the dock was not designed for jumping off of and swimming off of. The members would like to see a dock just for fishing. Gary Hite states that he was fishing off the dock and said that "someone" was looking out of their window and then called the security guard to have him removed from the dock. He also states that it is "funny how a sign went up telling people not to fish off the dock so fast and we have told the person that runs the Briarwood facebook page that we want 'SLOW-CHILDREN AT PLAY' and we don't see those". Jeannie Hurocy states that she is the one who runs the facebook page. Gary Hite responded by saying, "I KNOW." Jeannie Hurocy continued by stating her job as one of the facebook page's administrators is to bring those suggestions that are received to the BAA Board, which she had planned on doing at today's meeting. She also stated to Gary Hite that she assumes that he was talking about her when he mentioned that "someone" was looking out their window and called the security guard on him, since she lives on Lakeshore and within view of the dock. Gary Hite confirmed that he was talking about Mrs. Hurocy. Mrs. Hurocy defended herself by stating that what Gary Hite was accusing her of never happened. Gary Hite's response was, "Well, you were THERE."

It was suggested by the Briarwood Members present for the meeting that possibly a sign that states that only three people at a time are allowed on the dock. Jerry Hancock states that most people would be courteous when a boat would approach and allow the boaters to use the dock.

Member Jerry Hancock questions what recourse BAA has when a property owner neglects mowing their grass and allows it to grow tall. Jeannie Hurocy states that in the Seventh Amended Covenants and Restrictions Covering Lots in Briarwood Estates, Section III-Restrictions Relating to Building and Construction, K. All lots shall be kept reasonably free of noxious appearances and maintained in a reasonable neat manner. It also states in Briarwood Action Association Rules and Regulations Revised August 9, 2011, Rule number 13- All property owners are required to maintain their lot(s) in a neat condition. Owners shall cut all brush and weeds on their lot(s). In the event owners do not maintain their lot(s), Briarwood Action Association shall do so and these charges will be added to the annual dues and collected in the same manner as provided for collection of dues.

### **Meeting Called to Order at 7:30 pm by President Jason Arens**

**Minutes taken by:** Jeannie Hurocy

**Minutes of last meeting read:** May 11, 2015 Meeting Minutes were distributed and read. **Motion to accept Minutes by Rich Bay, 2<sup>nd</sup> by Gary Marti. Motion passes unanimously.**

**Financials:** Financial Report was distributed and read. **Motion to accept the Financial Report by John Steel, 2<sup>nd</sup> by Rich Bay. Motion passes unanimously.**

**Utilities Report:** Utilities Report was distributed and read. **Motion to accept the Financial Report by Rich Bay, 2<sup>nd</sup> by John Steel. Motion passes unanimously.**

**Architectural Committee:** Brian Wendt presents plans for a shed on his second lot. **Rich Bay motions to approve Brian Wendt's shed plans as presented, 2<sup>nd</sup> by JR Hamilton. Motion passes unanimously.** JR Hamilton and Rich Bay will go and communicate to Brian Wendt regarding the approval of the shed.

**Dams Report:** Chad Queen will be cutting the dam as soon as it is dry enough.

**Lake and Beach Report:** John Steel has put 20 grass carp in Lake Briarwood. John Steel suggests we make the dock more permanent. The concern regarding where the dock has been recently moved to (closer to the boat ramp) is that there are some boulders in the lake that might be in the way and could damage boats. The Board will go check the clearance for boats after the meeting.

The Board discussed the concern of members regarding the newly built dock and the use of it only for loading and unloading of boats and BAA's Rule against fishing or swimming off of the dock. Tony Ferguson suggests that maybe a dock should be built for fishing but then states that money could also be put towards roads and road maintenance. Gary Marti stated the Board that the original conception of the dock was strictly to be for a courtesy dock for boat loading and unloading and the Board had voted

on the construction, placement and type of use it was to be designed for. Rich Bay questions what a permanent dock might cost. John Steel states that how the idea for a boat dock started was when Gary Marti and he were going to go around to boat owners and have them donate towards some kind of structure to help boaters in and out of their boats. Once that was discussed at a BAA Board Meeting, it was decided that since the Board has not spent money to stock the lakes for two years (as advised from The Missouri Department of Conservation), it was a good project to spend a small amount of that money saved on building a small dock to assist boaters. He also reminds the Board and the Briarwood Members that are present at today's meeting that the decision to place a sign by the dock stating the purpose of the dock was decided prior to the dock being built.

**Security Report:** Nothing new to report.

**Rules and Regulations:** Nothing to report.

**Website:** Nothing to report.

**Roads:** Gary Hite questions why BAA does not use Arch Johnson for delivering rock. It was explained to him that they had run out of clean rock (due to equipment failure) so BAA had to get it from another company.

President Jason Arens asks the Board to start contemplating their thoughts regarding the complete payment of the loan for the next meeting.

JR Hamilton marked and measured the areas on Lakeshore that need repair. Gary Marti states that the estimate that JR Hamilton acquired for the repairs is for a much stronger road than what is present now and the money spent on the repairs will not be worth it when the roads around the repairs start falling apart. JR Hamilton states that he could not get a bid for lesser depth of repair. Gary Marti states (having 30 years experience in building and maintaining roads) that these broken areas should be cut out and just asphalt should be used to repair them with. Gary Marti states he will try to contact some more companies for bids to do the repairs on Lakeshore as he recommends.

**Park and Entrance:** Rich Bay states he would like to see the fencing at the entrance cleaned by Ron Ramsey.

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

**The Board returned to Open Session.**

**Old Business:** No Old Business to discuss.

**New Business:** A new mower is needed for our maintenance man. Jerry Hurocy and Ron Ramsey went to look at different mowers and brought back information and prices. The Board discussed the information that was brought back from the Lawn Care store. Rich Bay suggests that an attachment might be available for the tractor for ditches. The Lawn Care store suggests with as much grass as Ron Ramsey has to cut a commercial grade mower would be a good idea. It was discussed that it would be good to get prices from more than just from Lawn Care. Tony Ferguson and President Jason Arens will check prices elsewhere.

**Motion to adjourn meeting at 9:00 pm by John Steel, 2<sup>nd</sup> by Gary Marti. Meeting adjourned.**