

**BRIARWOOD ACTION ASSOCIATION
BOARD MEETING
November 13th, 2023**

Present: Larry Page, Josh Brower, Brandon Buehler, James Gramlich, Jerry Hurocy, Jenni Reid, Heather Missey, Greg Davis, Eilene Goldammer

Absent: John Steel

Pre-meeting: Don Kansteiner & Tim Robbs with Taylor Engineering

Meeting Called to Order at 7:15 pm by Brandon Buehler

Minutes taken by: Heather Missey

Minutes of last meeting read: The September monthly minutes were distributed. Motion to accept the September monthly minutes by Jerry Hurocy, 2nd by Larry Page. Motion carries unanimously.

The October monthly minutes were distributed. Motion to accept the October monthly minutes by Greg Davis, 2nd by Larry Page. Motion carries unanimously.

The annual minutes were distributed. Motion to accept the annual minutes by Larry Page, 2nd by Brandon Buehler. Motion carries unanimously.

Financials: The Financial report was distributed and presented by James Gramlich. Motion to accept the Financial Report as given by Heather Missey, 2nd by Eilene Goldammer. Motion carries unanimously.

Utilities Report: The Utility report was distributed and presented by James Gramlich. Motion to accept the Utility Report as given by Jerry Hurocy, 2nd by Greg Davis. Motion carries unanimously.

Architectural Committee: The Funke's on Cardigan Circle have completed their build and are requesting their deposit back. Board members will complete their inspection on tomorrow's date, November 14th.

Dams Report: Maintenance has been working on cutting back the trees and brush in the spillway and on the dam.

Lake and Beach Report: Jeffrey Capps sealed the tables at the beach and has moved them for the season.

Security Report: Nothing to report.

Rules and Regulations: Jenni Reid will update the Builder's Pack to include the new construction start/stop time.

The attorney is working on the new language to add the three new rules: start/stop time, late utility payments & builder's selling homes.

Website: The website is up to date.

Roads: A resident requested work to be done on Westminster.

The truck is back from the mechanic and ready to go for snow season.

Park and Entrance: Nothing to report.

The board went into closed session.

Old Business: Nothing to report.

New Business: Don Kansteiner requested a couple trees be removed that are shedding leaves onto the sewer plant.

Josh Brower has signed Briarwood up for 811 for water & sewer locates. A meeting will be held in the upcoming weeks to go over specifics.

Tim Robbs with Taylor Engineering brought nine different options with costs for Briarwood to look at for additional water storage. By 2034, at the current growth rate, we will be at full capacity. To have 24 hours of water usage available, we would need 45k – 60k gallon tank. The glass lined tanks have a life expectancy is 50 years and is what the engineer recommends. If we connected to DeSoto for emergencies only, it would cost approximately \$650k, but we would still maintain and use our water system for daily use. Easements would have to be obtained since MODOT only allows certain systems to go through the right-of-way. If we went that way, we could possibly add another water storage tank next to the current one. A variable frequency drive could be added to keep our current pump from kicking on and off constantly.

With increased sludge hauls and increased electricity usage, the sewer plant is currently working well. Don Kansteiner discussed options to add a retention pond/basin later if usage increases. We are currently in compliance with DNR. Per Don Kansteiner, our system will need to be upgraded if we exceed 150 homes.

Motion to adjourn meeting at 9:22 pm by Larry Page, 2nd by Greg Davis. Meeting adjourned.