

**BRIARWOOD ACTION ASSOCIATION
ANNUAL BOARD MEETING
October 12th, 2025**

**Present: President Brandon Bueler, Vice President Greg Davis, Treasurer Nancy Lewis, Secretary Travis Roe,
Trustees; Jenni Reid, Jim Camden, Kyle Bone, Joe Poffel**

Absent: John Steel and Josh Brower

- **18 homeowners/residents attended this years Annual Board Meeting and there were 8 Board members present.**

Meeting Called to Order at 2:12 pm by Brandon Bueller

Minutes taken by: Travis Roe

Board President Brandon Bueler opened the Annual Board Meeting an introduction of himself and all the board members.

Financials: The Financial report was distributed and presented by Treasurer Nancy Lewis. Nancy discussed the rise in assessments as just keeping up with the rising cost of everything as well as planning and saving for the future water expansions. She stated that there are over 400 lots in Briarwood and 170 of those lots are B.A.A. Owned. Nancy also encouraged the community to reach out to the board when lots are being bought and sold.

**Motion to accept the Financial Report as given by Joe Poffel, 2nd by Greg Davis.
Motion carries unanimously**

Utilities Report: The Utility report was distributed and presented by Nancy Lewis. Currently there are no plans to start a water expansion in 2025 or 2026. Adam with Utiliworx will be running our water treatment as well as the bulk of our utilities. Don will be hired as a contractor through Utiliworx as/if needed. We will reach out to Adam late 2026 and ask his recommendations on changes/expansions for our water storage. Motion to accept the Utility Report as given by Jim Camden, 2nd by Greg Davis. Motion carries unanimously

Architectural Committee:

Nothing to report

Dams Report:

- Dams were brush cut. It was discovered that there is a wet spot at the bottom of the big dam. Currently we are watching it and will get someone to look at it ASAP.
- There was approximately 800 to 900 feet of rip rock added to the Dam in June.
- The riprap that was added in June (as well as the rest of the rip rap) was sprayed with an aquatic weed killer.
- Nov. 1st Bob Ashley and neighbors will be building an underwater dam, using fallen trees, at the point, to allow smaller fish refuge until they are large enough to travel the lake. This should allow our fish ecosystem internal growth and should decrease the need to stock the lake as much.

Lake and Beach Report:

- Porta-potty will be picked up in November.

Security Report:

- Security officer Jimmy has finished his duties for the year. This was his 3rd year patrolling the neighborhood. He does plan on returning in the spring.

Rules and Regulations:

- President Brandon Bueler read to covenants pertaining to Chickens. The rules stated (Mo Senate Bill 985 sec 5) and enforced are as follows.
 - 5. (1) No deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting ownership or pasturing of up to six chickens on a lot that is two tenths of an acre or larger, including prohibitions against a single chicken coop designed to accommodate up to six chickens.
 - (2) A homeowners' association may adopt reasonable rules, subject to applicable statutes or ordinances, regarding ownership or pasturing of chickens, including a prohibition or restriction on ownership or pasturing of roosters.

Brandon wishes to point out that according to this ruling.

- Only 1 single chicken coop per resident.
- residents are only allowed 6 chickens and NO ROOSTERS.
- B.A.A. does not want “free range” chickens roaming around the neighborhood.

Website:

- Up to date

Roads:

- The Maintenance Crew has added some cold patches this month in some places.
- The tractor has been serviced and is ready for work.
- The Plow, salt and truck are all being serviced/ addressed in preparation for the winter.
- New Blades were purchased for the mower.
- The board will be reaching out to Bullseye Equip. In reference to a lift to cut some high branches around the well house.
- Culverts were dug out.
- 886 Stonegate has reported potholes.

Park and Entrance:

- Maintenance will be cutting the tall grass down in the island at the main entrance.
- New speed limit signs have been added around the subdivision.

The Board opened the floor to the community for questions and comments.

They are as follows:

- One neighbor requested new trash can at the lower lake.
- Q. Will the roads be prepared for the winter?
A. YES! We have Salt, and Truck and plow will be ready as well as manpower available.
- Q. What's the largest Prefab shed I can put on my property?
A. 200 Square feet.
- Q. Are their welcome packets available?
A. Yes, we have a new welcome letter that outlines useful things in our community. We are working on attaching the newest rules, regulations, builders' packets and covenants to this welcome letter.
- Q. Is the board interested in digital communications? Such as a system that calls, texts, or emails the neighborhood with communications.
A. Yes, that has been discussed. There are a few options, and we as board will investigate it.

New Board Members-

Each member of the board serves a 2-year term. There should be 10 board members. Each year 5 board members have the option to resign, and new board members can come in, or they can choose to stay on. This year, Brandon Bueler and Jenni Reid chose to stay on. John Steel, Josh Brower and Greg Davis all resigned.

Thank you guys, for your years of service to Briarwood!

New Board Members for 2026 - 2027

Jeffery Capps

Jerry Grimes

Tom Walsh

Motion to adjourn meeting at 3:40pm by Greg Davis, 2nd by Jim C. Meeting adjourned.