

Briarwood Community Association
Board of Directors Meeting
June 10, 2024 7:00pm 4216 Catalina Dr.

MINUTES

- I. Hensley called the meeting to order at 7:06 p.m.
- II. The May 2024 meeting minutes were reviewed and with small correction about the annual meeting dates were approved unanimously.
- III. Treasurer Report. Hickam provided a general update on membership dues. At the time of the meeting a few properties were past due, some nominally, but 2 properties have not paid at all. Past due notices have been sent. The Board discussed frequency of past due notices.

Late notices will be sent quarterly, two weeks past due date.

A motion was made to initiate a consequence of loss of voting rights if dues are not paid after the second consecutive late notice. There was discussion. The motion failed.

A second motion was made to waive late fees for FY24. There was discussion about the recent financial transition, inconsistent payment/late notice structure, and recent existence of online payments possibility. Late notices will serve as a friendly reminder for 2024. Motion passed unanimously.

- IV. Old Business
 - a. Bylaws review update. Koger and Dunbar provided an update. The group discussed Exhibit C of the Restrictive Covenant. Hensley agreed to retype the document as all we have is a scanned version.
 - b. Hickam confirmed the postal center threshold has been repaired.
- V. New Business
 - a. Neighbor agenda item. Bob Topping attended the meeting to bring forth an idea for decorating the large tree on the southwest corner of his property for the holiday season. He intends to invite the children of the neighborhood to design large ornaments illuminated in LED lights to hang in the tree. A social event would take place the Saturday immediately following Thanksgiving. More information will be organized and communicated closer to the event date.
 - b. Direction of property manager. The Board asked Hickam to focus on fence replacement.
 - c. 2025 Budget. Hensley initiated conversation on the next fiscal year budget. A proposal was requested from Turfmasters to assist with dividing irises. Hensley

requested that the Board members look at the 2024 budget and bring forth recommendations for discussion at the July meeting.

- d. Preparation of material for annual meeting material

- VI. Property Manager report. Hickam will clarify the front of bed maintenance with Tuckaway management. It is believed that Tuckaway handles the utilities, including the sprinkler system and Briarwood is responsible for the landscape and the signage.

- VII. Executive session. The Board entered executive session to protect the privacy of a specific property owner matter.

- VIII. Next Meeting will be July 8, 2024 at 7 p.m.

- IX. Meeting adjourned at 9:13 p.m.

Respectfully submitted by Jennifer Wamelink, Board Secretary

Approved 7-8-24