

Briarwood Homes Association, Inc.
2022
Annual Homeowners Business Meeting Minutes
Madison Avenue HyVee Community Room
October 11, 2022, 7:00 p.m.

1. Pre-Meeting Registration

Briarwood owner registration, name tags and meeting handouts were provided to all attendees by Mary Kay Quigley.

2. Meeting Welcome

The 2022 Briarwood Homes Annual Homeowners Business Meeting was called to order on October 11, 2021, by President Tom Quigley at 7:00 p.m. with a welcome and statement of appreciation to those attending.

3. Board of Director Introductions

Association Board of Director and Architecture Committee members were introduced by President Quigley: Vice President, Neal Buxcel; Treasurer, Stephanie Harden; Board Member, Joe DiSalvo (Not Present) Architecture Committee, Chris Circo (Chair);, Phil Taylor (Not Present); and Jason Janzen (not present). President Quigley thanked the Board members for their continued contributions during the past year.

4. Prior Meeting Minutes

Attention was called to the 2021 Annual Homeowners Business Meeting minutes handout. A call for additions or corrections to the minutes was made by President Quigley. Hearing none, a motion to accept the minutes, as submitted, was made by George Sawtelle. Seconded by Dave Stroebele. Motion carried.

5. State of the Association Remarks

President Quigley reminded attendees of the importance of the Annual Homeowners Business Meeting. The once-a-year meeting addresses important Association business. Later in the meeting attendees will be asked to approve (1.) the end of third quarter Association Financial Report, (2.) the 2023 Association Budget, and (3.) three Board members.

“State of the Association” remarks offered by President Quigley>

The architecture board has been busy with a lot of requests of residents making changes and updates. That is good. It shows our area is alive and keeping our homes looking good and current. This area is a very desirable area of Council Bluffs. Homes that go up for sale do not last long.

Part of that I believe is due to the adherence to our covenants. They are a safeguard for property values within the community, ensuring that the community is well kept and everything looks nice.

Thank you all for letting the Architecture Board know of any changes you want to make. It keeps the area looking good and a desirable place to live.

We were able to hold our annual garage sale this year. Wow I counted close to 20 residents that held a garage sale. Plan on May 6 the for the 2023 Briarwood garage sale.

A big Thank You to Chris Vande Hoef and Donnie Woods for setting up the Food Trucks for us. They were a great success. Most weeks they ran out of food.

Thank you to Dan and Dawn Cloyd and Scott and Debra Carnes for taking care of the yard area around our Briarwood entrance signs.

We have been trying to stay updated on the possibility of a Sidewalk extending the Eastern Hills Sidewalk to Briarwood. Vincent Martorello, Director Parks and Recreation Department reported, that the city had a rough layout of the proposed sidewalk along State Orchard connecting Briarwood to the new trail. Preliminary costs range from \$15,000 - \$20,000. The engineering firm is still reviewing all options. The project is tentative scheduled for calendar year July 1, 2024 to June 30, 2025.

We had to replace the Company that we contracted with to do mowing of the Ponds. They did not mow for 4 weeks after being contact about it. We turned to the next lowest bidder from our last request for bidders to take over. As you will see when Stephanie disuses the Financial Report later in the meeting the cost increased.

We went out with new requests for bids on our mowing and fertilizing. We sent bid requests to 11 lawn service companies. Winning bidder was Faust Enterprises for mowing and Pinnacle for the fertilizing/weed/grub control. Cost for Mowing actually doubled. Some mowing services that responded said they could not take on any more customers.

The use of electronic media continues to reduce stationary, printing and postage costs. Thanks to our members we have 155 email addresses of the 199 residents. If we don't have your email please provide it, as it saves the Association money. It also provides us with an easy way to update you with information concerning the Neighborhood.

The board wishes that more owners would attend each year's Association Annual Meeting. The Association works best when all owners are actively engaged.

6. Financial Report

2022 Financial Results-To-Date

Treasurer Stephanie Harden called attention to the Financial Report handout.. One hundred percent (100%) of the homeowners have paid their annual 2022 dues. The financial report ending September 30, 2022 reflects total income to date of \$13,589.75, total expense to date of \$4,024.33, estimated remaining 2022 expense of \$8,91067, and an estimated 2022 ending cash reserve of \$8,029.77. She explained that the remaining expenses amount was from the budgeted numbers of unspent funds. If we had some kind of dramatic hit that is what it could be. However it is likely be a lot less. Stephanie offered to field questions. Hearing none, a motion to approve the September 30, 2022 Financial Report, as submitted, was made by Chris Circo. Seconded by Eileen Kuhule. Motion carried.

2023 Proposed Budget

Treasurer Stephanie Harden called attention to the 2023 proposed Operating Budget handout. Unfortunately the handout was not provided in the packet and was mailed to attendees after the meeting. A copy was passed around. The proposed 2023 budget reflects total income of \$12,935.00. The proposed budget also reflects detailed expense estimates for expense categories (e.g., electricity, mowing, landscaping, insurance, pond improvements, maintenance contingency, etc.). She explained that the mowing budget was increased by \$3,000. Due to change in service Companies. Following further general discussion, a motion to accept the 2023 proposed Operating Budget, as submitted, was made by Dave Stroebel. Seconded by Jessica Duncan. Motion carried.

7. Architecture Committee Report

Architecture Committee Chair Chris Circo provided an Architecture Committee Report.

He said Committee appreciates homeowners contacting them when landscape or building changes are anticipated. The Committee tries to respond quickly when contacted. He said adhering to the covenants is keeping the area looking good. In approving projects the committee keeps in mind the covenants as well as the look of the project compared to the surrounding houses. He was asked about the future of metal siding etc. as it is not covered in the covenants. Chris said when someone requests to use it they will address and possibly change the covenants to include.

8. Detention Pond Maintenance

Tom Quigley reported that the South Pond spruce trees (e.g., about a dozen) were treated for webworms; treatment seems to have stopped infestation. We also had to treat for mole runs.

The work done last year to facilitate improved water runoff worked great. The big rains did move some rip rap rock as expected. However we did not get the big water hole or a lot of standing water as we did in the past. The Ponds look a lot nicer now. We no longer have a lot of standing water filled with weeds. Minor maintenance of moving rock back in place worked. Cost to move rock back was \$250. Maintenance of the Ponds should be a lot less than in past years. We will need a little more new rock next year. The north hill in the north pond needed some reseeding of grass. Future maintenance work on the Ponds should be minimal.

9. Board of Director's Election

Tom said we have three board members whose three year terms expire at end of year. We also have one position vacant with the death of Lee Ring. Stephanie Harden said she would like to step down from board. Tom thanked her for all the years of work, especially as the Treasurer.

Board member nominations were opened from the Chair with the names Neal Buxcel and Chris Circo, and Barbara Schlott. Other nominations from the floor were called. With no further nominations from the floor being heard, nominations were declared closed. The vote was called. T h o s e n a m e s p r e s e n t e d were unanimously elected. T h e n e w B o a r d m e m b e r ' s t e r m o f o f f i c e b e g i n s J a n u a r y 1, 2023.

10. New Business

Barbara Schlott said she would like to share information on making your yard grass free. It reduces the need for watering and chemicals. Planting low level plants also improves the environment. Tom asked her to send him info on the subject and he would share with residents.

Barbara also asked that we contact others HOA's in the area and together provide trash cans for the walk ways along Orchard Road and Hills of Cedar Creek. That would help eliminate trash from being thrown about. Dave Stroebale said that the sidewalks were property of the City. Tom said he would contact city on behalf of the HOA and ask for trash cans to be placed.

Discussion was held about the dirt being removed from the hill South of Tipton Drive. Tom said he was told that it was being used as fill dirt elsewhere. Someone said that a Company had submitted plans for housing in that area. Also that another company had purchased the land north of Briarwood for possible housing. Tom said he would check with City planners and see what he could find out and share with residents.

11. Adjourn

With no further business to come before the group the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,
Tom Quigley