

Briarwood Home Owners Association
Annual Meeting Minutes
Hy-Vee Madison Avenue Conference Room
October 10, 2023

Present: President Tom Quigley, Treasurer Neal Buxcel, Secretary Barbara Schlott , Jason Janzen, Joe Disalvo

Absent: Phil Taylor, Chris Circo, Ginny Gonterman

Call to order –The meeting was called to order by President Tom Quigley, at 7:00 pm..

Prior Annual Meeting 2022 Minutes - Barbara moved to approve and Irene seconded. Minutes were approved.

Tom read the Annual State of the Association remarks:

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

That is good. It shows our area is alive and keeps 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.

We were able to hold our annual garage sale this year. I counted close to 15 residents that held sales. Plan on May 4, 2024, for the next 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.

There have been questions about the area south of Briarwood where they are taking out all the dirt. I have asked the city about what the plans are for that area. The answer I received was that the property is zoned R-3, a low-density multi-family residential district. I have heard that a real estate broker is working with Broadmoor to indeed build apartments. It is the intent of the developer to construct a multi-family project in the future. There is no date set for when this would begin.

The latest I heard about the area north of Briarwood where they are extending Stevens Road, Chestnut Drive is the only street connecting to the Stevens Road extension, as the other streets dead end into private property. Oran and Berwick may connect in the future but that will depend

on a developer plan. At this time, there is no active plan of development on that parcel. Something will eventually come there; not immediately.

They also said, regarding Chestnut Drive, please tell your residents; that most people take the most direct route in/out of the neighborhood. There may be a slight increase in traffic, but we do not believe it will have a significant impact on the residents on Chestnut.

Financial Report Neal Buxcel talked about 2023 Financial Results to date. He also presented the proposed budget. Mrs. Quigley moved to approve, and Paula seconded. 3rd Quarter Financials and the Budget was approved. It was mentioned that Jack Wiede suggested the five-year-plan idea. We are looking good on the plan.

Barbara talked about the experiment she was doing regarding an alternative to the grass in the Ponds. She planted two plots of creeping thyme. The plant measures 3 to 6 inches tall and due to its creeping habit, it forms a dense mat that tolerates moderate foot traffic. The leaves are fuzzy, fragrant, and bluish-green in color. The flowers are tiny, tubular, pinkish-purple blooms that appear from June to September. Doing this would eliminate the need to mow or fertilize. Barbara will research what it would cost to do both retention ponds with this.

Architecture Committee Report – No report. No new discussion. Hopefully everyone will adhere to the covenants and have anything new approved by the committee.

Detention Pond Maintenance – Tom Quigley said the work done two years ago by Joe Faust has held up. Nothing unforeseen has occurred to date. One area of fence had to be replaced due to damage by someone bending it over.

Two Board Members' terms are expiring. Tom Quigley and Phil Taylor. No other nominations were offered. The vote was cast and they were elected for another term.

New Business – There is discussion about extending the trail from Eastern Hills up State Orchard Road. Neil said he would contact the city about this to get an update.

There were also, questions about State Orchard Road. Revitalization Tom will check with the city on the Road Project.

Barbara moved to approve adjournment and Marilyn seconded the motion. Meeting adjourned at 7:55