

# **Briarwood HOA**

## **Annual Meeting Minutes**

### **October 10, 2024**

Present:

Tom Quigley - President, Phil Taylor - Vice President, Barbara Schlott - Secretary  
Architecture Committee Members: Joe DiSalvo, Ginny Gonterman

Homeowners: Joshua Gonterman, Stan LeMaster, Chelsea Lewis, Denise Beck and Berne Beck

Zach Wheat of **hgm** Associates, Inc. attended the meeting, and he gave an update and answered questions for our residents about the reconstruction of State Orchard Road. The project will start early next year and should be complete by October. This will include a sidewalk that will meet up with the sidewalk by Eastern Hills Drive. He said that both of the streets coming into Briarwood (Briarwood Drive and Gladbrook Drive) would not be closed at same time. One would always be open.

We may begin seeing utility companies in the area as they prepare to make necessary relocations prior to start of construction.

Tom called the meeting to order and spoke of the state of the association.

- **Meeting minutes** from the 2023 annual meeting were examined. Phil moved to approve and Joe seconded the motion and the minutes were approved.
- Tom then talked about how the covenants help keep our homes attractive. We have an annual garage sale. Next year it will be on May 3, same as Forest Glenn. The problem of dust came up. The construction is required to have a water truck to keep dust down but these workers are not using one often. The project is zone R-3 apartments. Mike Marsman is contact person.
- There has been vandalism on Briarwood Drive, the lights on entry sign having been broken out. Miller Electric will fix them. Also mentioned was the theft of Denise and Bernie Beck's car in broad daylight on Berwick Drive.
- The flag install scoutmaster complained of a dog chasing one of the girls helping with installation. He said if this happens again, they won't do flag placement in Briarwood. Follow-up would include them calling animal control and our board reminding residents of dog restraint in our covenants. It was suggested that a reminder be sent out before holidays of expected flag placement and to be sure to restrain pets.

- **Financial Report:** There were some maintenance expenses as water runoff caused large hole in one retention pond which had to be filled. It should be good for two more years. Barbara moved to approve the Financial Report and Joe seconded the motion and the report passed.
- **Budget:** Question from Phil Taylor: what is insurance for?. In case someone is injured and tries to sue the HOA. An example from Joe, once someone sued the city and the city served each council member. Ginni sees kids go into the sewer in back of her house. Also her new fence is now damaged from kids climbing over to swim on rain overflow. Five-year Budget, \$24,000 is set aside for contingency for overflow pond. These ponds have been great saves from flooding in the neighborhood. Joe moved to approve the budget and Chelsea seconded the motion and the Budget passed.
- **Ideas:** Phil suggested maybe we have a block party for the residents. The board members will discuss a date and location for a possible block party in the future. Joe talked about having the city install car license readers at entrances to Briarwood. He had been talking with the Chief of Police about it. This would possibly prevent theft if installed. Joe will look into it.
- **Architecture Committee:** Phil filled in for Chris Cisco. He said new residents are good about asking about trees, fences, decks, paint color and landscaping. The Covenants on the HOA website are a great resource for answers. Phil explained rules on height and type of fence. Chelsea asked about board meetings. Email is mostly used for communication among all board meetings.
- **Election of Officers:** Phil explained terms and tasks. Tom said the majority of communication is through email. Barbara and Ginny were reelected into their positions for another term.
- A discussion about complaints came, suggesting talking to the person, having tolerance, and using covenants as a guide with common sense. Phil talked about kids on scooters going fast. Some complain about incessant dog barking. If a car isn't moved off street, call city about violations. Chelsea had question about street lights on Stevens Road and State Orchard Road. The city will be contacted about street lights.

Barbara moved to adjourn and Joe seconded the motion and we adjourned at 8:18 pm.