

BRIARIDGE HOMEOWNERS ASSOCIATION

MONTHLY MEETING, TUESDAY August 7, 2018

The meeting was called to order by President Kirk Dixon at 6:30 PM

Board members present: Kirk Dixon, Kim Beattie, Bob Picco Tom Reamer. Absent: Jackie Pierce

Homeowners present: None

**July Meeting Minutes**

A motion to approve the July minutes was made by T. Reamer and seconded by K. Beattie.

**Financial Statement**

The Financial Report was reviewed and T. Reamer said nothing was out of the ordinary. T. Reamer noted that two units on Fox Run in late July experienced a sewer backup issue and that expense (\$971) would be reflected on August's financial statement. A motion to approve the financial report was made by K. Dixon and seconded by K. Beattie. T. Reamer suggested that emergency checks should be in the possession of the treasurer and the President in the event our accountant is on vacation. T. Reamer also suggested that the Board consider increasing the late fee from \$25 to \$50.

**Property Management Update**

As discussed at the previous meeting, the Board will not be pursuing a property management company because only one company responded to our Request for Proposals, and the company that did respond, Edgewater, indicated it did not think they would fit our needs. The Briaridge HOA is covered by corporate law – not HOA law.

**Formation of New Committee**

The Board will be forming a new committee to look at siding. Bob Picco suggested a survey be distributed to homeowners on siding and whether they would support new siding if it was financed by the HOA. A survey was last sent to homeowners in 2015 and we have new homeowners in our community so new input should be received. The siding committee would contact contractors for quotes concurrently.

The HOA still needs to sit down and talk to banks, but based on a previous attorney's review of our rules, financing by the HOA can be done. It would be a special assessment that would be paid monthly by homeowners. K. Beattie noted that it would be a low risk loan for a bank because it would be spread by the homeowners, and therefore, a sufficient revenue stream for a bank. In addition, liens could be placed on homeowners that fail to pay. T. Reamer was not sure if it could be done, but agreed to visit banks and get an answer. He also expressed concern that a future Board could rescind any loan.

B. Picco said that previously, Bob DeVilleneuve, researched siding in 2014 and the cost was \$8,000 a unit. Obviously, costs may be different today, but if it could be spread out over a number of years, the monthly payment for each homeowner could range between \$100-200 a month. The siding that was researched in 2014 also had insulation features that our current siding lacks so there would be energy efficiency savings for homeowners if we switched siding.

B. Picco said he would contact homeowners and see if they would be interested in serving on the new committee. K. Dixon said the siding committee would have his full support because it was difficult to get people to volunteer to serve on the Board and if we painted today, it is unknown whether our houses would get painted again 5 or 10 years down the road. Siding may be the best bet. Fire away Bob.

### **Architectural Update**

Marianna Cunningham is no longer on the Architectural Committee so her name was removed from the website as a point of contact. If homeowners have emergency repairs to report, please contact the Board. There is no dedicated point of contact for organizing architectural repairs at this time. Repairs to Cathy Horvath's house continue and the 50% remaining work would be reflected on the August financial statement.

### **Grounds Update**

Sunshine looked at a tree behind Dick Feldman's house but they indicated that the tree was beyond them to take down. K. Dixon to take another look at it and see if it should be a priority to take down. A request was made to look at a tree leaning towards Unit 501 and so K. Dixon and K. Beattie would look at it after the meeting. (Note: after the meeting, we were not sure which tree Unit 501 was referring to. There is a dead tree that was struck by lightning but it is not leaning towards Unit 501). A tree on Donna Lynn Drive appears to be dead, but the lower portions of it were growing.

Carpenter bees may be present at Unit 306 so pest control would be contacted.

Unit 1503 requested that Sunshine remove the weeds from her neighbor's that are growing on her flower garden that she maintains. Sunshine to be contacted.

### **Old Business**

None

### **New Business**

K. Dixon said that Barbara Selmer passed away. The Board thanks her for her many years of service to the HOA as past President, Treasurer, Secretary and in many other capacities such as representing our community on the ESSGEE Board. T. Reamer said he would talk to Phil at ESSGEE about the possibility of planting a tree in her honor on behalf of Briaridge and the ESSGEE Associations. He would also contact Barbara's family.

K. Beattie to contact the Commons president and learn about their recent siding.

Motion to adjourn as made by T. Reamer and seconded by B. Picco. Meeting adjourned at 7:30 p.m.