

BRIARIDGE HOMEOWNERS ASSOCIATION  
MONTHLY MEETING NOVEMBER 12, 2018

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

Board Members Present: Bob Picco, Tom Reamer and Jacqueline Pierce  
Absent: Kim Beattie

The minutes of the October 2018 meeting were reviewed and approved.

The October 2018 Financial Statements were reviewed and approved. A \$640 payment from a homeowner is not reflected in the 11/30/18 Financial Statement. Tom explained to Jackie, the new Treasurer, on how he processes checks, pays bills and works with Joe Dimura CPA. Tom suggested that the HOA have checks on hand to address emergency situations.

Architectural Updates: Two bids received re: Fall 2018 repair requests. The third bid request did not respond. Kim did a great job coordinating the repairs. The Board approved the \$4,000 bid of Yankee Woodworks due to low bid and experience. T1-11 repairs for Unit 1301 and mailbox repair for lower Huntington Court not part of the original bid were added. Homeowner was reimbursed for mailbox replacement.

There was a discussion on HOA responsibility and homeowners responsibility in re building interior repairs. Kirk advised that our insurance agent offered to attend a Board meeting, after the Holidays, to explain the HOA's insurance coverage. Article VII, Section 1 Of the Declaration of Covenants provides the HOA's scope of exterior maintenance responsibility.

Grounds Update: Kirk said that leaf pickup should commence . Its been too wet and windy for them to do it.

Siding Update: Bob sought concurrence from the board to seek bids on horizontal siding. In addition, he has attempted to contact a painting contractor. The idea is to get estimates to paint the complex or install siding and provide as much objective information and analysis to homeowners as possible. Bids will be solicited by February.

New Business: Jackie is trying to complete the HOA website transition.

The next meeting is scheduled for December 4.

The meeting was adjourned at 7:12 PM.

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