

BRIARIDGE HOMEOWNERS ASSOCIATION

MONTHLY MEETING, TUESDAY, September 4, 2018

<http://briaridgehomeowners.com/>

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

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

Homeowners present: Jeff and Donna Sobel, and Susan LaDuke

**August Meeting Minutes**

A motion to approve the August minutes was made by J. Pierce and seconded by K. Beattie.

**Financial Statement**

The Financial Report was not available in time for the meeting. The document would be posted on the HOA website as soon as possible and a link to it would be provided to homeowners.

Link: [http://briaridgehomeowners.com/wp-content/uploads/2018/09/Financial\\_Statement\\_August\\_2018.pdf](http://briaridgehomeowners.com/wp-content/uploads/2018/09/Financial_Statement_August_2018.pdf)

**Architectural Committee**

K. Dixon said he would like to conduct a phase of repairs to address routine maintenance in anticipation of the upcoming winter. It is recommended that homeowners submit non-siding type of requests, unless it is an emergency.

Once the draft September HOA meeting minutes are circulated to homeowners, homeowners will have two weeks to submit repair requests to all Board members. If homeowners previously submitted a repair request, they should still re-submit it to all Board members so that nothing falls through the cracks.

Repair requests that get submitted would be reviewed and prioritized by the Board. Once prioritized, B. Picco and K. Beattie volunteered to coordinate the phase and meet with contractors and show them first hand of the approved repair requests. The goal is to get three bids, approve the phase work, and complete the phase before winter.

**Grounds Committee Update**

K. Dixon said a raccoon was sighted behind Unit 503 in mid-August and the animal attempted to get inside the house during the middle of the day. K. Dixon attempted to locate it and searched for animal sign, but there have been no further sightings since then. It was possibly rabid.

K. Dixon reported he hoped to have the snowplow bids for the October meeting, but it may have to wait until the November meeting.

### **Siding Committee Update**

B. Picco said the Siding Committee met and they will begin developing the Request for Proposal (RFP). The Siding Committee volunteers are: Bob Picco, Bryan Michon, Bob DeVilleneuve, Denise Shevlin, and Judy Pinto.

In response to a question, B. Picco agreed to get a T1-11 repair and painting bid in order to provide homeowners as much information as possible. The pros and cons of painting versus siding should be provided to homeowners. There was a brief discussion on the type of siding that should be pursued. All agreed that we don't need to get bids on "Cadillac" siding.

The Board approved a request by Bob Picco to talk to an attorney and get confirmation on whether the Briaridge HOA could finance a capital improvement project once homeowners approved it. He would try to visit the attorney with Rosemary Voit, who did an exceptional job in reviewing our Covenants and Bylaws a few years ago. The document that she wrote will also be circulated to homeowners.

### **Old Business**

K. Dixon said that the ESGGEE HOA was going to honor the late Barbara Selmer. He did not know the details in time for the meeting.

### **New Business**

Motion to adjourn as made by J. Pierce and seconded by K. Beattie. Meeting adjourned at 7:30 p.m. **The next meeting is on October 2, 2018.**