

Briargate Second Owners Association

Annual Fall Meeting

November 18, 2021

6:30PM – 7:52PM

Low Park Sunburst Room

Greeting and Call to Order – Jim Moeller, President/Treasurer

The meeting was called to order as members socially distanced and those who were unvaccinated were trusted to mask to protect themselves and others. There were 28 households represented at this meeting.

Announcements: Sue Weston has found 2 sets of keys: one on Derby and one on REC. If anyone is missing a set of keys, please email Sue at briargatesoa@gmail.com.

Roll Call was taken with members signing in and updating contact information.

Approval of the 2020 Annual Fall Meeting Minutes: There were two corrections to the minutes of the 2020 Annual Fall Meeting Minutes. On page 1, the third bullet. The statement should read, “The Derecho was a storm that caused damage to 98% of our 27 buildings.” The second correction is found on the last page, first paragraph, second sentence. That sentence should read, “There was a review done in December 2016.”

Corrections to the permanent record will be made and posted on the website www.briargatesoa.org under Meeting Minutes 2020.

Sue Green, Secretary

Treasurer’s Report: Please note that the report is from 01/01/2020 thru 12/31/21 (2 years)

Please see the spreadsheet included with these meeting minutes.

The August meeting held after the derecho did not include expenses or insurance claims paid to us.

There have been on-going expenses for repairs for the derecho that carry over into 2021. Please note the breakdown of building repairs are divided between Derecho repairs and an April Hailstorm repairs.

We received \$676.53 from insurance for derecho repairs because most buildings did not meet their 1% deductible for damages. We received another check for \$407,836.00 for repairs to roofs from the April Hailstorm. The money received through insurance claims will enable all 27 buildings to have a new roof this year. The association will pay an additional \$25,000.00 from the reserves for roof replacements. This is a great savings to the reserves as the average cost for repairs on one building is about \$30,000.00.

Snow removal and lawn care have been prepaid.

Tiling issues have finally been resolved, but at a cost of about \$71,000.00.

Concrete repairs will be on-going. Insurance rates are up \$4000.00 - \$5000.00. We can save \$2000.00 - \$3000.00 by pre-paying premiums.

Due to increasing expenses from year to year, residents have discussed and agree on gradual annual increases in monthly dues rather than getting an assessment for an unexpected expense or having a sizeable increase in dues from one year to the next to cover and expected expense. Therefore, effective January 1, 2022, the monthly dues will increase to \$150.00 by check or to \$145.00 by ACH.

Jim encourages any questions about the report be directed to him at www.briargatesoa@gmail.com.

Jim Moeller, Treasurer

Committee Reports and Results:

Audit/Financial Committee – A final report and recommendations by the committee should be available.

A committee member worked closely with Jim to reconcile countless receipts and expenses and did a thorough review of association records.

Jim sent emails to accounting firms in search of a company that would be willing to do a full audit for us. None of those companies felt it was worth their time to respond. Jim asked for a member of the Audit/Finance Committee to volunteer to seek out an accountant or a firm to conduct our next audit. Cheryl Dlouhy has volunteered to define the purpose of the audit and to take on the responsibility of finding someone to audit.

Vice President's Report:

Sharon Robertson has volunteered to help with grounds and building maintenance inspections. They are walking the shared areas on a regular basis working diligently to keep property values high. They are asking that residents not dump pots or composting materials in the back areas near our neighboring farm field and near the retention ponds. We recently learned we are responsible for maintaining up to the farmer's fence line and we want that to be nicely maintained.

Please email Sue at www.briargatesoa@gmail.com with any siding, concrete, gutter, or missing bubblers to log them in and get them taken care of. Please keep bubblers cleared out to avoid drainage issues around your properties.

Suzanne Weston, VP

Election of a Board Member:

The election was conducted in a different manner this time. Because everyone's vote counts, we included voting online, we delivered ballots to those who do not have email, and proxy votes and ballots handed out to those who had not voted by any other means. Everyone had an opportunity to nominate and vote for a candidate. There were two candidates, Rita Hefflefinger and Jim Moeller. After all the votes were collected, this is how residents voted: 36 voted online, 4 voted by delivered ballot, 0 by proxy, and 11 voted by paper ballot at the meeting. Rita received 19 votes and Jim received 32 votes with 57% of the residents voting. Jim has been elected for another term. Thanks go to Cherie Klimes for auditing voting.

Sue Green, Secretary

Proposed Changes to the Bylaws:

Two topics have repeatedly been discussed and will be addressed. The bylaws are written to allow condo owners to rent their properties to two adults and their children. **Please see the letter from our attorney included with these meeting minutes.** The bylaws are written to include 3 board members. There have been motions to change both and seconded.

There can be a change to the bylaws or there can be an amendment to the bylaws. Changing the bylaws is a two-fold process. To change the bylaws, 67% of the 89 households would have to approve the change plus 51% of the mortgage companies holding mortgages in the association would have to approve the change. Making an amendment to the bylaws is easier. Amending would require 75% of the 89 households to approve.

Jim Moeller, President

Spring Meeting 2022:

There was a motion to have a second meeting in the Spring. The duration will be more than an hour if needed. The Fall meeting, being held at 1 hour was productive and respectful. Topics will include the best way to proceed with making changes to our bylaws regarding rentals and also, increasing the number of board members. Only items on the agenda will be discussed. If there are topics to be added to the agenda, please email them to www.briargatesoa@gmail.com.

All

Adjournment:

The meeting was adjourned at 7:52 PM.

Sue Green, Association Secretary

