

2022 Fall Meeting Minutes

November 4, 2022

Lowe Park, 7:00-8:00PM

The Annual Fall Association Meeting was called to order at 7:00PM by Jim Moeller, our President. There were representatives from 12 residences presents including Vice President Sue Weston and Sue Green, Secretary.

Sign In and Approval of the minutes from the 2021 Fall Meeting and the June 2022 Meeting

- Updates in contact information have been noted and changed
- There were no corrections or changes to the 2021 nor to the June 2022 meeting minutes. They were approved by Deb Schnyder and seconded by Cindy Quinlan. The minutes will be posted on our website, www.briargatesoa.org.

Reports from the Officers

- Treasurer, Jim Moeller went over the Treasurer's Report for 2022 (attached)
 - Derecho claims have been completed and all the buildings have new roofs
The Association were obligated to pay 2 deductibles on insurance claims. There was an assessment after the derecho which paid one of those. There was another deductible for the claim for hail damage to roofs for \$160,000 or \$170,000. Rather than doing another assessment, it was paid by the reserves.
 - After all our expenses, we have almost \$100,000 remaining in reserve. Many associations, such as our neighbors to the north of us, have filed Not for Profit Bankruptcy. We will increase monthly dues to rebuild our reserves.
 - Please see the Proposed Budget Options Spreadsheet (attached) for the automatic annual increase of \$5 monthly, the monthly increase of \$10, and a \$15 monthly increase
 - Each represented household was asked to choose which option they preferred. Those present voted to increase the monthly dues by \$10.00. **Therefore, effective January of 2023, the monthly debit from your account will be \$155.00 or \$160.00 if you pay by personal check.**
 - The Officers will no longer get "free" association dues. But they will receive compensation for the work they do.

Unfinished Business

- Janice Dlouhy volunteered to try to find an accountant or a firm to perform our audit. However, she was not able to find one. Our financial committee did a review two years ago. Sue Weston has recently gone over the financials. Two of our residents, Rose Denes, and Cindy Quinlan, have volunteered to meet with Jim to look over our accounts and records.

Nomination and Election of 2 additional board members; Sue Green's board position is expiring tonight, also.

- During the June 2022 meeting, it was decided that we should increase the number of Board Members from 3 to 5.
- There was discussion about the need for 5. After the derecho, there was a need for 5 due to the amount of work and time spent on claims, repairs, and vendors. The number of times the Board needed to meet for a vote in the past was on 2 occasions. Because the association is in stable condition, the need for a voting decision situation is seldom, and the fact that was difficult to find interested members present at the meeting, the group voted to keep the number of Board members at 3.
- Sue Green's Board position expired. However, Jim Moeller nominated her for another term, Sue Weston seconded the motion and Sue Green accepted another term.

Discussion and Resolution for Controlling Signs in our Neighborhood

- The issue of garage sale, for sale, for rent signs and where they are being placed
 - The bylaws prohibit the posting of election signs
 - Realtors are supposed to ask our permission before putting up a sign but never do.
 - If there is a garage sale on one of our streets within our association, they are permitted if they are removed after the sale. Garage sale signs posted on the intersections from any other association will be pulled down.
 - If you are selling your condo yourself, your sign is permitted in the grassy area in your front yard.
 - Any kind of sign posted on the intersection must be posted on the inside of the sidewalk, not in the right of way.
 - If in doubt, ask us.

New Business

There are some maturing trees that may still have some issues from the derecho. The Association will have an arborist look at them in the Spring and advise us as to whether they need to be removed.

Adjournment at 8:05PM