

****Draft for approval****

FALL 2016

Briargate Second Owners Association

Date | time 11/17/2016 6:30 PM | *Meeting called to order by* Larry Kruger

In Attendance

Board members Janet Powell and Sue Green, and Treasurer, Jim Moeller were in attendance. There were 30 residents present for discussion and questions, two of which were neighbors who lease their condo.

Approval of Minutes

The reading of minutes of the April 28th meeting was waived as copies of those meeting notes marked "Draft for Approval" were emailed or mailed to each resident prior to tonight's meeting. Bob Feller pointed out there should be an addition to the list of assessments listed on page 2 of the 2016 Spring Meeting Notes. According to the bylaws, cats as well as dogs should not be allowed to roam freely about the common areas. The list of assessments has been updated.

Janet Gardner brought to our attention the Association is required to be audited biennially. An audit was conducted by our attorneys. The results and a plan going forward will be discussed at the November 2017 Association Meeting.

Treasurer's Update and Budget

Jim Moeller provided handouts of his Treasurer's Report, the growth of the Association's Fund Net Worth, and a pie chart depicting how each dollar is allocated for all our expenses. Copies of these handout are attached with this communication. Larry announced there will not be an increase in monthly association fees until next Fall.

Lawn Care, Snow Removal, Trash and Recycling

Perfect seasonal conditions allowed us to enjoy beautiful, green grass all season. Ultra Lawn and Prairie Winds, our vendors have done a great job of keeping our green areas beautiful.

Per our snow removal contract, unless there is more than 1 ½ inches of snow accumulation, there will be no contracted snow removal. It may be necessary to have sand and grass-friendly ice melt on hand. Snow removal will continue to be with the same sub-contracting service as last year. Janet Powell will be in constant contact with them when the snow removal process begins. We ask that there can be flexibility with the crew's efforts due to the timing of snowfalls. A separate crew will follow them soon after to do sidewalks and porches.

Our trash and recycling vendor has been having some growing pains and it has effected our service levels. We are in touch with them about co-mingling trash and recycling. Sue will get a schedule of those Monday pick-ups that will be delayed until the next business day and let us know by email.

Completed Projects

Siding- mold and mildew power washed, repairs and replacements where reported or observed

Trees – improperly planted and diseased trees were taken out and replaced where appropriate

Masonry- repaired, calked, and stones trimmed where needed

Roof repairs – from weather damage

Drainage problems – some areas behind Saratoga Court have been resolved. However, other issues with underground drainage behind Churchill Court and in other areas due to improper installation. These have been reviewed and will be extensive to repair. This will be an on-going project until we have resolution.

New Business and Ongoing Projects

Front retention ponds – we will go to the City of Marion for assistance in cleaning the trees and weeds from them.

Drainage issues – those at the rear of properties as described previously

Eroding bank at 44th Street and Derby Drive

Mulching and trimming trees

We have requested an additional streetlight on the corner of 44th Street and 29th Street

Spring Regimen – the BSOA will hire vendors each Spring to conduct inspections of the 5 elements the Association is responsible to maintain and replace due to damage from weather or vendors:

1. Gutters
2. Roofing
3. Flashings
4. Garage doors
5. Siding

****NEW** Parking and Towing: Because previous attempts to prevent residents from parking in our private drives and streets have failed, and in order to keep our streets safe, we will be installing new No Parking This Side and No Parking In the Cul-de-sac signs on every street. There will be no parking allowed on any street during snow removal. No warnings will be issued to violators. The vehicle will be towed. Churchill Drive is a city street and street parking will continue there unless posted otherwise.**

****NEW**** Effective tonight, new residents (owners) will be required to disclose any dog or dogs they own prior to purchasing their unit. There will be a weight limit of 40 pounds for each dog and a dog deposit of \$200.00 per dog.

Appointment to a Second Term

Larry Kruger was appointed the position of Association President for a second term. Gene Fairchild made a motion to keep Larry as President. The motion was seconded by Kay Ehlert.

Reminders

- Trash bins, recycling bins, children's toys, dog crates, and empty flower pots should be kept in your garage and out of sight. This will be monitored.
- Have your water heater checked. Many residents have already replaced their original water heater. If you neglect it, it can potentially flood your basement.
- Meetings will continue to be informational. Questions or situations that arise should be directed to our email box, briargatesoa@gmail.com
- Live Christmas trees will not be picked up by our regular route vendors. These will need to be hauled to the landfill.

Next Meeting

November, 2017

The meeting was adjourned at 8:20 PM.