
Briargate SOA Annual Meeting Minutes

Call to order

A meeting of **Briargate Second Owners Association** was held at **Lowe Park** on **November 14, 2018**. Attendees included **Larry Kruger, President; Janet Powell, Vice President; Jim Moeller, Treasurer; Sue Green, Secretary**. Twenty-seven residences were represented leaving 62 residences not in attendance.

Approval of minutes

The Reading of the 2017 Briargate Second Owners Association Meeting Minutes was waived as copies of those minutes were emailed or sent to each resident marked DRAFT FOR APPROVAL prior to the meeting. The minutes of the Briargate Second Owners Association Annual Meeting on November 30, 2017 were approved and seconded.

Reports

Treasurer's Report

- Copies of the 2018 Treasurer's Report *and Budget for 2019 were handed out for review
- Assets off \$254,577.58 and careful use of expenditures have made it possible for monthly fees of \$110 (ACH) or \$115, by personal check or EFT to remain in 2019 unless there is an agreed upon upgrade in services.
- Having a contract with Cutting Edge for lawncare and snow removal has saved us 7% by prepaying for these services.
- There has been a correction to the Treasurer's Report dated 11-13-18. The corrected document is attached. See Other Assets: Dog Deposit \$1000.00. This has been moved to Liability and Holding on the report dated 11-20-18.

Landscaping Projects Report

- The drainage project has cost \$13,000 for improvements and another \$5000 in building maintenance repairs.
- Seeding of previous tiled areas will be our first Spring project
- Siding repairs were completed in the Fall
- Some roofing vents were repaired due to corroded venting materials and flashing
- A Spring Projects List will be emailed to those effected prior to the work
- This is the how decisions are made regarding how we proceed with this project:
 1. Decide on the scope of the problem
 2. Discuss the problem, get bids from vendors, weigh the pros and cons of each vendor, and decide if we have the appropriate funds available in the budget to pay for the problem
 3. Our real estate attorney has suggested the possibility of sharing the expenses for drainage with the other associations to the north of us.
 4. As a result of an unusually rainy spring and summer, work was delayed and was often ineffective. Therefore, the quick solution will be to install above ground gutters on those on Churchill Court.

Snow Removal Report

- Our contract is for a 2-inch snowfall which is under the standard for condominium snow removal. Most associations contract for 2 ½ or 3-inch minimums due to budgetary constraints
- Each time the snow crew comes, there is potentially more damage to our sidewalks, lawns, and driveways.
- We have prepaid for discounted snow removal this season. Some residents in attendance at the meeting expressed concern for those who are unable to clear their own sidewalk or driveway in the event the snowfall is less than 2 inches. The consensus was there are enough caring people living in our neighborhoods to help those people.
- Another quick reminder to avoid parking in the streets during snow removal and salt applications. Also, please clear your porch and driveway of garbage cans, pots, or planters that might interfere with removal of snow and the process of throwing down sand and salt.

Election of a New Board Member

- Nominations were taken for the vacated board position
- Those nominated were Jim Moeller, Gary Schell, Janet Gardner, and Max Flack
- The nominees were given the floor to introduce themselves and give a brief statement about their interest in the board position.
- Each household present at the meeting cast one vote for the nominee of their choice. Rose Denes, a new resident, assisted in counting the votes.
- Gary Schell was voted in as our new board member
- Under 504A of the Code of Iowa for non-profit corporations, The Board met on November 19th and elected Gary Schell to position of Association President. Larry Kruger will continue for a short time in an advisory capacity for Gary.

Ongoing Projects

Drainage Problems due to underground drainage not being connected to a main drain tile.

We don't warrant Abode's work, but we are fixing it. The entire project has not been completed. We will reroute sump pump hoses above ground and attach above ground gutters to those effected by the unusually wet spring and summer we experienced. Those homeowners affected will be contacted.

Adjournment

The meeting was adjourned at 8:21 pm.

Secretary _____

Date of approval _____