

Briar Meadows Creek HOA
Annual Meeting
October 16, 2021

Place: C&J Barbeque located at 1010 S. Texas Avenue, in Bryan, Texas.

Board Members in attendance: Frank Dworaczyk, President; Anna Neff, Vice President; Sue Williamson, Secretary; Cathy Patranella, Treasurer; Theresa Brooks, Director-at-Large

The board meeting of the Briar Meadows Creek Homeowners Association was called to order by Frank Dworaczyk at 11:38 am.

There was a reading of the corrected minutes from the 2020 annual meeting. The motion to accept the minutes as read and was made by Mike Sullivan and seconded by Larry Lawless. The motion carried and the minutes will be corrected.

The financial report was presented by Cathy Patranella. The total in Accounts Receivable is \$35,782.19. Collection of HOA dues is 100 percent. The motion was made by Anna Neff to accept the Financial Report and seconded by Sue Williamson. The motion carried to approve the Financial Report.

Frank Dworaczyk announced the current Board of Directors is willing to serve for another year. Nominations were opened. Sue Williamson made the motion for the Board of Directors to remain in place for the 2021-2022 year by vote of acclamation and was seconded by Joan Kay. The motion carried.

Old Business:

There was discussion of lawn care for the townhomes. Cathy Patranella asked that the HOA work together on the aesthetics of our neighborhood, to be more mindful of parking in front of other's driveways and picking up after our pets.

Discussion ensued about the townhomes and single-family homes being separated into separate HOA's. There are 32 townhomes and 48 single family homes at this time. Eight additional townhomes are under construction on Reagan Court. In order to become separate groups, the townhomes must have two-third's vote of the entire HOA to become a separate HOA.

Frank Dworaczyk spoke to Paul Leventis with Brazos Trace, LLC regarding the retention pond on Debbie Dr. Paul agreed to talk to other owners of the retention pond to see if they are willing to landscape the area along Debbie Dr. to minimize the view of the pond, as well as the BTU substation. The homeowners on Debbie Drive have requested red tip photenia be placed along the sidewalk area.

New Business:

The motion was made to have the HOA contact the City of Bryan Parks & Recreation about lighting along the walkway between Nicole and Camelot Park by Sue Williamson and seconded by Joan Key. The motion carried.

The fire ants have become an issue along the walkways. The City of Bryan will be notified.

By February of 2022, Atmos will complete their work on the gas pipelines, and everything will be restored to its original order (i.e., fences, dirt).

French drains and fences will be installed on Reagan Court townhomes. The drains will be inside the fenced areas of the townhomes.

The new landscaping contract for the townhomes begins January 1, 2022. If the estimate for the service is less than \$50,000, the Board is not required to obtain additional bids. The Board will review procedures for the landscaping and operation of the watering system at the townhomes and notify townhome members who to contact when they have an issue. Theresa Brooks and Cathy Patranella will be the points of contact for the townhome members.

Any changes to the front landscaping or drainage must be submitted in writing to the Architectural Control Committee through Jack Gressett or Tiffany York at Association Services. Larry McGinnis is the ACC for Briar Meadows Creek HOA.

Member updates have been made to the Briar Meadows Creek HOA Directory. New members will be added as we receive their information. Updated directories were provided to the members at the meeting.

A motion was made to adjourn the meeting by Linda Sullivan and seconded by Cathy Patranella. The meeting was adjourned.

Respectfully submitted,

Sue Williamson
Secretary