

**Briar Meadows Creek**

**HOA Board Meeting  
December 8, 2021**

Place: 2105 Ella Lane, Bryan, Texas 77801

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 at 7:13 pm by Frank Dworaczyk.

The minutes were read from the September meeting. The motion to accept the minutes as read and was made by Anna Neff seconded by Theresa Brooks. The Board vote was unanimous to accept the minutes as read.

The financial report was presented by Cathy Patranella. The total in Accounts Receivable is \$40,424.70. Sue Williamson moved to accept the Financial Report as read and Anna Neff seconded the motion. The motion carried to approve the Financial Report.

Old Business:

The HOA Board members positions were selected as follows:

Frank Dworaczyk, President  
Anna Neff, Vice President  
Sue Williamson, Secretary  
Cathy Patranella, Treasurer  
Theresa Brooks, Director at Large

A motion to accept the positions was made by Sue Williamson and seconded by Anna Neff. The motion carried.

Frank Dworaczyk gave an update on the Bloomer's case. We did win the case and the Bloomer's will be required to restore the outside landscape to it original status when the sll

The new landscaping contract will begin January 1, 2022. If the bids are under \$50,000/year, we do not have to go through a formal bid process.

There was discussion of lawncare bids we received and what the average cost per month will be for the individual townhome owners. Bids were submitted by Greener LawnScapes, James Wright Lawn Maintenance, and Currie Landscaping. A motion to approve Currie Landscaping was made by Teresa Brooks and seconded by Cathy Patranella. The motion carried to approve Currie Landscaping.

Anna will contact Jack Gressett to make sure they contact the Board when homeowners call and complain and address the frequency of the "drive-by" checks of the HOA area.

The Board will review procedures for communicating with the lawn care company and make members aware of who to contact when they have an issue. Theresa Brooks and Cathy Patranella will be the points of contact for the townhome owners.

Debbie Dr. Retention Pond:

Paul Leventis has 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 area, as well as the BTU substation.

The motion to adjourn the meeting at 9:03 pm was made by Sue Williamson and seconded by Anna Neff. The motion carried.

Respectfully submitted,



Sue Williamson  
Secretary