

Briar Meadows Creek

HOA Board Meeting

July 6, 2021

Place: The offices of Association Management, located at 427 Dellwood, 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 6:03 pm by Frank Dworaczyk.

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

Old Business:

The e-mail communication between board member that confirmed Frank Dworaczyk as President of the Briar Meadows Creek Home Owners Association will be incorporated into the minutes of this meeting to memorialize the board members' action.

Frank Dworaczyk moved to elect Anna Neff as Vice President and seconded by Theresa Brooks. The motion carried.

The website needs to be updated to reflect current board members. Anna has access to the website and will make the updates.

The issue regarding a board "liaison" was discussed and Jack Gressett confirmed the board has not had a liaison position to date. Notices will be sent to the City of Bryan, Jason Bienski and HOA members notifying them the board does not have a liaison position.

There was discussion of why the townhomes and single-family homes were combined into the current HOA. When the area was being developed the homeowners were told there would be a benefit in having the townhome owners to increase numbers if there was a need to vote as a group.

Jack Gressett provided the board with an update of the landscaping option responses to replace the shrubs damaged by the freeze earlier in the year.

Sue Williamson asked the board to address a previous item from the 2020 Annual Meeting, regarding the retention pond maintenance and the possibility of having trees planted along Debbie Dr. to minimize the view of the new BTU utility station. Frank Dworaczyk will talk to Paul Leventis, one of the owners and inquire about the possibility of landscaping.

New Business:

The Annual HOA Meeting was set for Saturday, October 16, 2021 at 12:00 pm. Frank Dworaczyk will reserve the room and get the estimated cost per person.

The motion was made to hold the meeting on October 16, 2021 at C&J Barbecue, located at 1010 Texas Ave., Bryan, Texas at 12:00 pm by Sue Williamson and seconded by Anna Neff. The motion passed unanimously.

Jack Gressett and Frank Dworaczyk discussed the new legislation that will affect HOA's. To date, this board has also served as the Architectural Control Committee (ACC). The new legislation will mandate a separate position for ACC, outside of the HOA board. Frank Dworaczyk will talk to Larry McGinnis to see if he will serve as the ACC.

An updated directory will need to be distributed to the HOA members at the Annual Meeting in October. Anna Neff will update the current directory information and work with Association Management on the new directory.

The motion to adjourn the meeting was made by Theresa Brooks and seconded by Anna Neff. The motion carried and the meeting was adjourned at 7:43 pm.

Respectfully submitted,



Sue Williamson
Secretary