

Briar Meadows Creek

HOA Board Meeting September 19, 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 7:14 pm by Frank Dworaczyk.

The minutes were read from the July meeting. The motion to accept the minutes as read and was made by Anna Neff seconded by Cathy Patranella. 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 \$48,879. 58. Sue Williamson moved to accept the Financial Report as read and Theresa Brooks seconded the motion. The Board vote was unanimous to approve the Financial Report.

Old Business:

The e-mail communication between board members that confirmed Frank Dworaczyk as President of the HOA will be incorporated into the minutes of this meeting to memorialize the board members' action.

Frank Dworaczyk made the motion to elect Anna Neff as Vice President of Briar Meadows Creek HOA. The motion was seconded by Theresa Brooks. The board vote was unanimous.

The issue regarding a Board "liaison" was discussed and Jack confirmed the Briar Meadows Creek HOA Board has not had a "liaison" position. Notices will be sent to the City of Bryan, Jason Bienski and HOA members letting them know there is not such a position on our board. Anna Neff will make the updates to the website to reflect the current Board Members and their positions. All other information on the website has been updated.

Larry McGinnis has agreed to serve as the Architectural Control Committee. Homeowner complaints will be sent to Jack Gressett at Association Services and Jack will forward the information to Larry for follow-up action.

Member updates have been made to the Briar Meadows Creek HOA Directory. New members will be added as we receive their information.

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.

Frank Dworaczyk contacted the Jerry & Peggy Bloomer's contractor on June 30, 2021. The HOA sent a letter to the Bloomer's letting them know they did not seek prior approval before making landscape changes which includes the addition of concrete for a sidewalk area and alterations to their sprinkler system that will affect the water drainage to their neighbors.

The HOA received a response from the Bloomers on July 9, 2021 regarding the landscaping, French drain and sidewalk area. Frank Dworaczyk called the City of Bryan to confirm the planned drainage. The City indicated they told the Bloomers they would not be able to complete the drainage unless they dug under the sidewalk. The Bloomers cancelled the work and cited the inability of the contractors to complete the work correctly.

Frank Dworaczyk then spoke with the Bloomer's contractor who confirmed they added the sidewalk and altered the layout of their sprinkler system. The contractor also adjusted the sprinkler system output. While the townhome owners own their sprinkler systems, the HOA manages the systems. The control boxes should remain locked. Theresa Brooks and Cathy Patranella will have keys to the control boxes. Sue Williamson made the motion to make the Bloomer's documentation part of the minutes. Anna Neff seconded the motion and the Board vote was unanimous.

The HOA attorney, Watson Law Firm, LLP has been apprised of the developments with the Bloomers.

New Business:

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.

The annual Briar Meadows Creek HOA Meeting is scheduled for November 2, 2021 at C&J Barbeque located at 1010 S. Texas Avenue, in Bryan, Texas. The meeting will begin at 11:30 am. The meeting will begin after HOA members have a chance to eat and visit. There will be a three-minute talking rule for any new issues. HOA meeting signs will be displayed beginning October 1, 2021.

A motion was made to adjourn the meeting by Sue Williamson and seconded by Cathy Patranella. The motion carried and the meeting adjourned at 8:42 pm.

Respectfully submitted,



Sue Williamson

Secretary