

Briar Meadows Creek Owners Association
2022 Annual Meeting
October 22, 2022

Place: C&J's Barbecue located at 2112 W. Briargate Drive in Bryan, Texas.

Board Members in attendance: Frank Dworaczyk, President; Cathy Patranella, Vice President; Patricia Dworaczyk, Secretary; Theresa Brooks, Director-at-Large.

The annual meeting of the Briar Meadows Creek Owners Association was called to order by Frank Dworaczyk at 11:45 AM.

Tiffany York, secretary of Association Services announced there was a 10% quorum present to hold the meeting with 31 residences represented by attendance and 7 residences by proxy.

Tiffany York announced "Proof of Notice" of the annual meeting was sent out on September 6, 2022.

The Minutes of the 2021 Annual Meeting were read with one correction made. (Sue Record, not Sue Williamson, made the motion for the Board of Directors to remain in place for the 2021-2022 year by vote of acclamation) Katy Peterson moved to approve the minutes as read with the correction. Anna Neff seconded the motion. The motion passed. Minutes were approved.

The Financial Report was presented by Anna Neff. As of September 30, 2022, the Net Income (with one quarter left to go) was \$12,729.29. As of September 30, 2022, the Bank Account Balance was \$47,924.76. Accounts receivable in good standing. Tiffany York summarized P&L and Balance Sheet.

Larry Lawless moved to accept the Financial Report as read and Mike Sullivan seconded the motion. The motion passed. The Financial Report was approved.

Directors Report:

Kathy Patranella spoke:

- Residents seem to be picking up after their pets
- Important not to park in front of mailboxes, which interferes with mail delivery
- Over all pleased with present lawn service for town homes
- Appreciated Theresa Brooks managing watering of lawns of town homes
- Thought a quarterly Newsletter would be a good way to keep residents updated of happenings

Theresa Brooks spoke:

- Emphasized that individual town home owners must pay for replacement of shrubs/trees in their front yards
- Stated that a separate meeting of town home residents would be needed to determine best path for replacement of boxwoods (which have not thrived) in front yards.

Election of Directors: Terms of Anna Neff and Kathy Patranella are up. Patricia Dworaczyk replaced Sue Williamson who resigned as secretary in August, 2022. Frank Dworaczyk announced that these Directors are willing to serve for another term. No nominations were offered from the floor. Jesus Garcia moved to vote by acclamation to keep these Directors for another term. Lisa Woods seconded the motion. The motion passed.

Old Business:

- Lighting along the walkway between Nicole and Camelot park is not desired by residents who live there. They are concerned that this would increase foot traffic at night, so this idea was not pursued.
- The City of Bryan does address fire ant problems along walkways when reported.
- Atmos stated they will not be putting in pipelines behind Reagan Court homes.
- French drains and fences were installed for the Reagan Court town homes.
- Regarding placement of red tip photinas along the retention pond on Debbie Drive: BTU is not responding to Paul Leventis' efforts to get action on this. Perhaps individual homeowners on Debbie could make frequent contacts with BTU with complaints and requests.

New Business:

- Anna Neff stated there are plans for a Neighborhood Night Out on March 18, 2023, with a potluck meal.

Adjourn Meeting: Esther Lucey moved that we adjourn the meeting. Jesus Garcia seconded the motion. The motion passed and the meeting was adjourned.

Respectfully submitted,
Patricia Dworaczyk,
Secretary