

Briar Meadows Creek

HOA Board Meeting

December 31, 2019

Place: Peggy Bloomer's Home – 3215 Peterson Way

In attendance: Ashley Jordan, President; Sue Williamson, Secretary; Tammy Coleman, Treasurer;
Peggy Bloomer, Director-at-Large

Meeting was called to order at 1:30 pm by Ashley Jordan.

First order was to distribute the minutes from the November meeting.

Ashley led the discussion with review of the Code of Ethics – Board members need to sign and return to Ashley. Electronic signatures are acceptable. Signed copies shall be returned to Ashley.

Next, there was discussion of the townhome lots and the verbiage for association fees collectible annually. There are 3 member townhomes that are built on 2 lots. According to the City of Bryan and the Brazos Central Appraisal District, the legal descriptions list the townhomes on 2 adjoining lots. As the by-laws read, association fees are assessed by lot, not homeowner. Discussion ensued to change the by-laws to read that the association dues will be assessed per owner, rather than by lot. We can prepare ballots and send out to each member.

Board members will use fair and sound judgement approving proposed budget for 2020. As the townhome association is a 501C3, it is not able to maintain a net profit, which currently exists. Further discussion included re-assessing the fees to each of the members. Ground maintenance, landscape, water and pest control are already included in the townhome-owner fees of \$1,060/year. We will review use of current excess fees and submit an adjusted fee structure.

Sue brought up the concern of noted the siting of a coyote, rat snakes and skunks. Peggy will contact the City Parks Department.

Jack volunteered to provide a quarterly newsletter for the association.

Future meetings will be held every second Tuesday of the month at the following member's homes:

January 14th – Ashley Jordan's home – 7:00 pm @ 1902 Debbie Dr.

February 11th – Sue Williamson's home – 7:00 pm @ 1917 Debbie Dr.

March 10th – Tammy Coleman's home – 7:00 pm @ 2107 Nicole Ct.

Minutes respectfully submitted by Sue Williamson