

Briar Meadows Creek Owners Association
Board of Directors Meeting
Date: June 5, 2023

Place: 3214 Peterson Way

Board Members in Attendance: Theresa Brooks, President; Frank Dworaczyk, Treasurer; Anna Neff, Director at Large; Patricia Dworaczyk, Secretary. Board Members Absent: Cathy Patranella, Vice President. Tiffany York, Managing Agent, Association Services also attended the meeting at the request of Theresa Brooks.

The meeting was called to order by: Theresa Brooks, President, at 6:08 PM on June 5, 2023.

Minutes of the previous meeting held on December 31, 2022, were read by Patricia Dworaczyk, Secretary. Anna Neff moved to accept the minutes as read. Frank Dworaczyk seconded the motion. The motion passed 3-0.

The Financial Report was given by Frank Dworaczyk, Treasurer. Frank Dworaczyk moved to accept the report as read. Anna Neff seconded the motion. The motion passed 3-0.

Old Business: The Board determined to cancel the "Meet and Greet" gathering scheduled for March 18, 2023, primarily due to a fresh Covid outbreak occurring at the time.

New Business:

Townhome sprinkler system repair needs and cost were discussed. Frank Dworaczyk moved that the cost of these sprinkler system repairs will be covered by the current maintenance assessment fees. Anna Neff seconded the motion. The motion passed 3-0.

The shrub and landscaping rules for the Townhomes was discussed and Theresa Brooks plans to work with Tiffany York on a Guide for Townhome owners. The plan will first be shared with the Board for a vote by email, before implementing.

Overgrown lawn at 3212 Peterson Way: Letter sent. If no results in 30 days, City of Bryan Code Enforcement will take over, can levy a fine and mow the lawn and charge the owner.

Annual HOA Meeting: Frank Dworaczyk moved that the Annual HOA Meeting be held on Saturday, October 21, 2023, at CJ's BBQ, to begin at 11:00 AM. Patricia Dworaczyk seconded the motion. The motion passed 3-0. Suggested Menu: Brisket, Chicken and Sausage BBQ, potato salad, pinto beans, and green beans. Plan to put signs out on Monday, October 16, 2023.

Adjournment: Patricia Dworaczyk moved to adjourn the meeting. Frank Dworaczyk seconded the motion. The meeting was adjourned at 8:05 PM.

Respectfully submitted,

Patricia Dworaczyk,
Secretary