

Briar Meadows Creek Owners Association
Board of Directors' Meeting
Date: September 18, 2023

Place: 3214 Peterson Way

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

The meeting was called to order by Theresa Brooks, President, at 6:09 PM on September 18, 2023.

Minutes of the previous meeting held on June 5, 2023, were read by Patricia Dworaczyk, Secretary. Frank Dworaczyk moved to accept the minutes as read. Theresa Brooks seconded the motion. Motion passed 3-0.

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

Old Business:

The need for required fencing was discussed for the address of 3212 Peterson Way. A letter had been sent with a deadline of August 31, 2023, for the completion of the fence. Nothing has been done. A Board member has spoken with and will be meeting with the responsible party regarding particulars of the project and a need for expediency.

The overgrown lawn problem at 3212 Peterson Way was resolved.

New Business:

Theresa Brooks reported that resident Kelvin Dawson had a concern for resident safety along the right of way owned and maintained by the City of Bryan parks department. The concerns expressed were that the underbrush could be cover for undesirable persons or animals and also a fire hazard. There was also concern that a bench poorly placed would be a falling hazard and a concern about tall grass behind residents of Debbie Street. Mr. Dawson met with a parks representative who was in agreement with the expressed concerns and stated that they would be willing to take action. The City of Bryan would need a letter of approval from the president of the HOA and would then take action. Frank Dworaczyk moved in favor of Theresa Brooks sending said letter. Patricia Dworaczyk seconded the motion. Motion passed 3-0.

Robert Record and Sue Hooker of 2115 Ella Lane want to sell their property and are asking permission to have a moving storage pod placed in their driveway at the appropriate time. Frank Dworaczyk moved that the pod would be permitted in the driveway for no more than 5 days. Patricia Dworaczyk seconded the motion and motion passed 3-0.

Cathy Patranella, Vice President, submitted a letter of resignation to the Board on September 18, 2023. Frank Dworaczyk moved to accept the resignation and Theresa Brooks seconded the motion. The motion passed 3-0.

Tiffany York discussed the use of a Maintenance Request Form on-line for use by our residents. The form would aid in reporting, tracking and resolving of maintenance requests. There is a one-time fee of \$200 to implement the program. Theresa Brooks moved to begin the use of this program. Frank Dworaczyk seconded the motion. Motion passed 3-0.

There was discussion of the provision of a door tag for use by our maintenance person to let residents know when a problem was resolved. Theresa Brooks moved that we provide and recommend the use of the door tags. Frank Dworaczyk seconded the motion. Motion passed. 3-0

The concern was expressed that our HOA Covenants may need revision to strongly prohibit short term rentals. The need to address this issue will be brought up at a later date.

Announcements: Annual HOA meeting is on Saturday, October 21, 2023, at CJ's BBQ at 11:00 AM. Plan is to put out signs on Monday, October 16, 2023. Tiffany York stated letters have gone out.

Adjournment: Frank Dworaczyk moved to adjourn the meeting. Theresa Brooks seconded the motion. The meeting was adjourned at 8:01 PM.

Respectfully submitted,

Patricia Dworaczyk,
Secretary