

BRIAR OAKS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 11, 2018

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, January 11, 2018 at the Stanton Community Center at 7800 Katella Avenue, Stanton, Ca. 90680. The President, George Kenworthy, called the Meeting to order at 7:00 p.m.

Directors Present: David Donovan
 George Kenworthy
 Pamela Lund
 Marilyn Rich
 Jacqueline Valencia

Directors Absent: None

Representing Cardinal: Janet Mehan, CMCA, AMS
 Senior Account Manager

Others Present: None

It was announced that an Executive Session was held prior to the January 11, 2018 Regular Meeting to conduct a Hearing and approve Minutes.

EXEC.
SESSION

As there were no owners present who wished to address the Board, the Homeowner Forum was not held.

H/O FORUM

A Motion was duly made, seconded, and carried to approve the November 9, 2018 Regular Meeting Minutes, as written.

APPROVAL
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the October 2017 and November 2017 Financial Statements, subject to audit.

FINANCIAL
STATE-
MENTS

Cardinal was requested to issue a work order for Vinco Construction to submit a proposal for a stair repair on the staircase near 10435 C Briar Oaks.

WORK
ORDER

Cardinal was requested to send a Hearing letter to the owners of account BR-0004-0192-01, and copy the tenants inviting them to attend the Executive Session on February 8, 2018 to discuss dumping gym equipment and other items out in front of the dumpster area, causing the Association to have it removed at a charge, which would be passed down to the owner.

ACCT. BR-
0004-0192-
01

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Cardinal to perform the Inspector of Election duties at the Annual Meeting.

INSPECT.
OF
ELECTIONS

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Aquatic Balance to perform the quarterly maintenance of the Jacuzzi, at a cost of \$563.08.

AQUATIC
BALANCE

The Directors reviewed the correspondence from the guest of account BR-0004-0192-01 requesting a reimbursement for a vehicle tow by Patrol Masters. A Motion was duly made, seconded, and unanimously carried to deny the reimbursement. Cardinal was requested to send a letter to the guest stating that this was the final denial and the subject was closed.

BR-0004-0192-01

The Directors reviewed the correspondence from the owner of account BR-0004-0209-01 regarding a parking space next to his space from which his neighbor was towed, requested his neighbor be reimbursed for the tow, and an awareness be made to everyone to park in the center of their parking spaces. No action was taken on this matter from the Directors.

BR-0004-0209-01

The Directors reviewed the correspondence from the City of Stanton regarding green waste and the correct way to dispose of it. As the Association landscapers removed the green waste entirely from the Association and dumped it outside the Association, Cardinal was requested to complete the survey and send it back to the City of Stanton informing them of this.

CITY OF STANTON

The Directors reviewed the correspondence from the owner of account BR-0004-0039-01 requesting to be reimbursed the \$150.00 late fine from the 2017 parking registration. A Motion was duly made, seconded, and unanimously carried to deny the request.

BR-0004-0039-01

A Motion was duly made, seconded, and unanimously carried to approve the proposal from CPR Construction to repair the balcony deck at 10455 E. Briar Oaks #E, at a cost of \$4,824.00, to be charged to the reserve account.

CPR

A Motion was duly made, seconded, and unanimously carried to approve the proposal from CPR Construction to replace two stringers at 10455 W. Briar Oaks #A, at a cost of \$3,976.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction to perform wood and deck repairs at 10487 W. Briar Oaks #E, at a cost of \$3,395.00, to be charged to the reserve account.

VINCO

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction to repair an entry patio deck at 103963 Briar Oaks #C, at a cost of \$2,290.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction to perform balcony repairs at 10455 W. Briar Oaks #C, at a cost of \$2,995.00, to be charged to the reserve account. Cardinal was requested to send a letter notifying the owner and tenant that Vinco would be performing the work in the next few weeks and all plants, furniture, etc. would need to be removed from the deck prior to the commencement of the work.

A Motion was duly made, seconded, and duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction to repair the balcony deck and surrounding wall area at 10432 W. Briar Oaks #C, at a cost of \$5,840.00, to be charged to the reserve account. Cardinal was requested to send a certified letter with signature to the owner, informing her Vinco Construction would be repairing the balcony deck and surrounding area and all furniture and plant material must be removed from the area prior to the commencement of the the work. Also the owner must in the next twenty days repair the hose bib leaking on the balcony, as that had caused much of the damage. Cardinal was to inform the owner the plumbing repair was to be done to the hose bib by February 1, 2018 and if the repair was not done, the Association would have it done and her assessment account would be billed for the work.

VINCO
CERTIFIED
LETTER

There being no further business, the Meeting was adjourned at 7:35 p.m.

ADJOURN

SUBMITTED BY: Janet Mehan, Account Manager

SUBMIT

ATTEST:

ATTEST

George Kenworthy, President

Date

SECRETARY CERTIFICATION

SECRET.
CERTIFIC.

I, Marilyn Rich, the appointed Secretary of the Briar Oaks Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Meeting of the Board of Directors of the Briar Oaks Homeowners Association held on January 11, 2018, as approved by the Board Members in attendance of the Meeting.

Marilyn Rich, Secretary

Date

