

BRIAR OAKS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 8, 2018

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, February 8, 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
 Jacqueline Valencia

Directors Absent: Marilyn Rich

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

Others Present: Robert Clinton

It was announced that an Executive Session was held prior to the February 8, 2018 Regular Meeting to conduct Hearings and approve Executive Session Minutes.

EXEC.
SESSION

The Homeowner Forum was opened by George Kenworthy.

H/O FORUM

The owner of account #BR-0004-0041-01 was present to show pictures of pool-side tables from Costco and Lowes and inquired if the Directors would be interested in replacing the existing tables at the pool.

BR-0004-
0041-01

As there were no other owners present who wished to address the Board, the Homeowner Forum was closed.

H/O FORUM
CLOSED

A Motion was duly made, seconded, and carried to approve the January 11, 2018 Regular Meeting Minutes, as written.

APPROVAL
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the December 2017 Financial Statement, subject to audit. George Kenworthy reported he had been contacted by the representative of Raymond James Financial, who informed him that the certificate of deposit that matured in January 22, 2018 was rolled over for \$112,000.00 at 1.75% for one year.

FINANCIAL
STATE-
MENTS

Cardinal was requested to purge the balance of \$17,170.55 from account #BR-0004-0112-01 on the delinquency report.

ACCT. BR-
0004-0112-
01

Jacqueline Valencia reported there were approximately thirty-three owners who had not registered their vehicles by February 1, 2018. Cardinal was requested to call the owners to a Hearing at the March 8, 2018 Executive Session and inform them they would be subject to a fine of \$150.00 for each month the registration paperwork was not submitted to Patrol

HEARINGS

Masters.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction for concrete repairs at 10360 D, at a cost of \$495.00.

VINCO
CONSTRUC.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction for staircase repairs at 10490 E, at a cost of \$1,395.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction for repairs at 10340 B and 10415 C, at a cost of \$1,500.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction for deck repairs at 10390 A, at a cost of \$2,750.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction for entry deck repairs at 10497 A, at a cost of \$1,095.00, to be charged to the reserve account.

The Directors discussed several subjects for the next newsletter.

NEWS-
LETTER
BR-0004-
0018-01

The Directors reviewed the correspondence from the owner of account #BR-0004-0018-01 requesting the Association reimburse him for a high water bill and plumbing bill. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Directors' decision.

The Directors reviewed the correspondence from the owner of account #BR-0004-0152-02 requesting the removal of late charges on the assessment account. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Directors' decision.

BR-0004-
0152-02

A Motion was duly made, seconded, and unanimously carried to approve the Administrative Policy Resolution, as written.

ADMIN.
POLICY
RES.
LEGAL
COUNSEL

The Directors reviewed the new 2018 Legislative Laws Summary. Cardinal was requested to contact legal counsel to draft specific language to address all concerns with the new law Civil Code Section 714.1, 4600 and 4747 – Solar Panels, including the recording an easement or covenant that would reflect all requirements for future unit owners.

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

ADJOURN

SUBMITTED BY: Janet Mehan, Account Manager

SUBMIT

ATTEST:

George Kenworthy, President

Date

SECRETARY CERTIFICATION

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 February 8, 2018 as approved by the Board Members in attendance of the Meeting.

Marilyn Rich, Secretary

Date

ATTEST

SECRET.
CERTIFY.

