

BRIAR OAKS HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 14, 2016

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, April 14, 2016, at the Stanton Community Center at 7800 Katella Avenue, Stanton, Ca. 90680. The President, George Kenworthy, called the Meeting to order at 7:06 p.m.

Directors Present:            Robert Clinton  
                                     David Donovan  
                                     George Kenworthy  
                                     Marilyn Rich  
                                     Jacqueline Valencia

Directors Absent:            None

Representing Cardinal:     Janet Mehan, CMCA, AMS

Others Present:             Dong Yoo

The Homeowner Forum was opened by President, George Kenworthy.

H/O FORUM  
OPEN  
ACCT. BR-  
0004-0141-  
02

The owner of account BR-0004-0141-02 was present to discuss the monthly statement where there was a \$318.00 charge on it, which he explained was because he wasn't told when he moved in about registering all vehicles. He was requesting the removal of the \$318.00 in fines from the assessment account. The Directors reported he would need to contact Cardinal to research the account, as they had no information presently to make any decisions.

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 unanimously carried to approve the architectural application for new windows, from the owner of account #BR-0004-0101-01.

ARCH. APP.

A Motion was duly made, seconded, and carried to approve the March 10, 2016 Regular Meeting Minutes, as written.

APPROVAL  
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the February 2016 Financial Statement, subject to audit.

ACCEPT  
FINANCIAL  
STATEMEN.  
WRITE-OFF  
BALANCES

A Motion was duly made, seconded, and unanimously carried to write off the balances on the assessment accounts of #BR-0004-0052-01 and #BR-0004-0150-01.

A Motion was duly made, seconded, and unanimously carried to authorize the lien of assessment account #BR-0004-0011-02.

LIEN

The transfer of last year's surplus was tabled to the May 2016 Regular Meeting.

TABLED  
ITEM

A Motion was duly made, seconded, and unanimously carried to approve the proposal

GARDNER

from Gardner Pool Remodeling to re-plaster the Jacuzzi, at a cost of \$7,618.00, to be charged to the Reserve account. POOL

Cardinal was requested to contact One Stop Pool to inquire when the approved proposal for cleaning out the calcium from the plumbing in the Jacuzzi would be completed. ONE STOP POOL

The Directors reviewed the correspondence from the owner of account #BR-0004-0020-01 requesting the \$150.00 fine be removed on the account for not sending in the vehicle registration in by the deadline. A Motion was duly made, seconded, and unanimously carried to deny the request. ACCT. BR-0004-0020-01

The Directors reviewed the correspondence from the owner of account #BR-0004-0071-01 requesting the removal of a late fee from the assessment account. A Motion was duly made, seconded, and unanimously carried to deny the request. ACCT. BR-0004-0071-01

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Advanced Reserve Solutions to perform an on-site Reserve Study with pictures, at a cost of \$1,025.00. Cardinal was requested to inform Advanced Reserve Solutions a Board member would like to walk with the representative at the on-site Reserve Study and be notified beforehand to set up a time and date. ADVANCED RESERVE

There being no further business, the Meeting was adjourned at 7:30 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 Evergreen Ridge Homeowners Association held on April 14, 2016, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Marilyn Rich, Secretary

\_\_\_\_\_  
Date









