

BRIAR OAKS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 9, 2018

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, August 9, 2018 at the Stanton Community Center at 7800 Katella Avenue, Stanton, Ca. 90680. The President, George Kenworthy, called the Meeting to order at 7:05pm.

Directors Present: David Donovan
George Kenworthy
Marilyn Rich
Jacqueline Valencia

Directors Absent: Marilyn Lund

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

Others Present: Robert Clinton
Dorene Gibson
Uriel Martinez

It was announced that an Executive Session was held prior to the August 9, 2018 Regular Meeting to conduct Hearings and approve Executive Session Minutes.

EXECUTIVE
SESSION

The Second Calling of the Annual Meeting was held. Inspector of Elections, Dominique Zarate reported 53 ballots were needed for quorum and 58 ballots were submitted. George Kenworthy, Robert Clinton, Jacqueline Valencia, Marilyn Rich, and David Donovan were each elected to serve a one-year term. The Resolution to allocate any surplus funds at the end of the fiscal year, December 31, 2018, passed with fifty in favor, two against, and one abstention. It was announced the Organizational Meeting would be held before the September 13, 2018 Regular Meeting, if quorum was met.

ANNUAL
MEETING

The Homeowner Forum was opened by President George Kenworthy.

H/O FORUM
OPENED
BR-0004-
0041-01

The owner of account #BR-0004-0041-01 was present to express his thanks to Board member Pamela Lund for her service the past year on the Board. He also stated his concern for Board members at the last Board meeting who were on their phones checking contractor's licenses and requiring this information on the architectural applications.

The owner of account #BR-0004-0187-01 was present to state she had submitted updated information on the architectural application for a new door that had been required at the July 12, 2018 Regular Meeting.

BR-0004-
0187-01

As there were no other homeowners 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 proposal from Harvest Landscape to add plant material near 10450 E. Briar Oaks, units D and B, at a cost of \$1,547.69.

HARVEST
LANDSCAPE

President George Kenworthy announced that Cardinal would be sending a letter to all owners and tenants clarifying the Architectural application process and that any exterior work on a home required an architectural application to be submitted and approved before any work was performed and there was to be no planting in the Association common areas by any homeowner.

LETTER

The Architectural Committee reviewed the architectural application submitted by the owner of account #BR-0004-0169-01 requesting to replace windows and a patio slider. A Motion was duly made, seconded, and unanimously carried to approve the application.

BR-0004-
0169-01

The Architectural Committee reviewed the architectural application submitted by the owner of account #BR-0004-0023-02 requesting to install a security screen door. A Motion was duly made, seconded, and unanimously carried to approve the application and to include all hinges must be white and the hardware must be oil rubbed bronze.

BR-0004-
0023-02

The Architectural Committee reviewed the architectural application submitted by the owner of account #BR-0004-0125-02 requesting to replace an air conditioner. A Motion was duly made, seconded, and unanimously carried to approve the application.

BR-0004-
0125-02

The Architectural Committee reviewed the architectural application submitted by the owner of account #BR-0004-0023-02 to replace windows. A Motion was duly made, seconded, and unanimously carried to approve the application and to remind the owner that no grids on the windows are permitted.

BR-0004-
0023-02

The Architectural Committee reviewed the architectural application submitted by the owner of account #BR-0004-0072-02 to replace the air conditioning unit. A Motion was duly made, seconded, and unanimously carried to approve the application.

BR-0004-
0072-02

The Architectural Committee reviewed the architectural application submitted by the owner of account #BR-0004-0187-01 for new windows. A Motion was duly made, seconded, and unanimously carried to approve the application and remind the owner no grids on the windows.

BR-0004-
0187-01

The Architectural Committee reviewed the architectural application submitted by the owner of account #BR-0004-0187-01 to install a "Ring" doorbell. A Motion was duly made, seconded, and unanimously carried to approve the application and remind the owner it must have a bronze cover.

BR-0004-
0187-01

The Architectural Committee reviewed the architectural application submitted by the owner of account #BR-0004-0071-01 for installation a new air conditioner. A Motion was duly made, seconded, and unanimously carried to approve the application.

BR-0004-
0071-01

The Architectural Committee reviewed the architectural application submitted by the owner of #BR-0004-0039-01 for the installation of a new furnace and air conditioner. A Motion was duly made, seconded, and unanimously carried to approve the application.

BR-0004-0039-01

The Architectural Committee reviewed the architectural application submitted by the owner of #BR-0004-0177-1 to install the “Ring” doorbell. A Motion was duly made, seconded, and unanimously carried to approve the application and to remind the owner the cover must be bronze.

BR-0004-0177-01

The Architectural Committee reviewed the architectural application submitted by the owner of #BR-0004-0177-01 to install a screen door. A Motion was duly made, seconded, and unanimously carried to approve the application and remind the owner the hardware must be the oil rubbed bronze.

BR-0004-0177-01

A Motion was duly made, seconded, and carried to approve the July 12, 2018 Regular Meeting Minutes, as written.

APPROVAL OF MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the June 2018 Financial Statement, subject to audit.

ACCEPT. OF FINANCIALS

A Motion was duly made, seconded, and unanimously carried to approve the 2019 draft budget with no increase in assessments. Cardinal was requested to investigate the amount in line item 6130 – Federal taxes and make some other adjustments in line items 6260, 6305, 6315 and 6316 to balance the budget.

BUDGET

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

INVESTMENT POLICY RES.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Antis Roofing, to perform the yearly roof maintenance on all the Association roofs, at a cost of \$24,376.00, to be charged to the Reserve account.

ANTIS ROOFING

The Directors reviewed the correspondence from the owner of account #BR-0004-0186-01 requesting the spot light on his patio porch be allowed due to a medical issue. A Motion was duly made, seconded, and unanimously carried to allow the light to remain but request the owner to submit a doctor’s note of the necessity of the light.

BR-0004-0186-01

Cardinal was requested to issue a work order to the pool company to repair the light out in the shallow end of the pool.

WORK ORDER

Cardinal was requested to send a courtesy letter to the owners of account #BR-0004-0086-02 to remove the huge potted plant in the Association common area and to keep on their patio.

BR-0004-0086-02

Cardinal was requested to send a courtesy letter to the owner of account #BR-0004-0091-01 to remove and clean up the oil in their parking space.

BR-0004-0091-01

There being no further business; the Meeting was adjourned at 8:12 p.m.

SUBMITTED BY: Janet Mehan, Account Manager

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 August 9, 2018 as approved by the Board Members in attendance of the Meeting.

Marilyn Rich, Secretary

Date

ADJOURN

SUBMITTED

ATTEST

CERTIFY

