

BRIAR OAKS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 10, 2017

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, August 10, 2017 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: Robert Clinton
 George Kenworthy
 Pamela Lund
 Marilyn Rich
 Jacqueline Valencia

Directors Absent: None

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

Others Present: Leah Kotkoff

The Second Calling of the Annual Meeting was called to order. The Inspector of Elections, Irene Neelis, reported there were 53 ballots, which met the Second Calling quorum of 25%. The results were announced. George Kenworthy received 58 votes, Pamela Lund received 41 votes, David Donovan received 39 votes, Marilyn Rich received 37 votes, and there was a tie for the fifth Director position. Jacqueline Valencia and Robert Clinton received 35 each. Robert Clinton submitted his resignation from the Board.

ANNUAL
MEETING

It was announced the Organizational Meeting would be held at the September 14, 2017 Regular Meeting.

ORGANIZ.
MEETING

It was announced that an Executive Session was held prior to the August 10, 2017 Regular Meeting to conduct a Hearing and discuss a payment plan.

EXEC.
SESSION

The Homeowner Forum was opened by George Kenworthy.

H/O FORUM

The owner of account #BR-0004-0011-01 was present to request the boxwood shrub near space 11 be removed, as it was difficult to get into the driver's side of the car and the sprinkler was spraying the vehicle and needed to be turned down. The Board agreed to have the shrub removed and Cardinal was requested to inform Harvest Landscape to remove the shrub.

BR-0004-
0011-01

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

H/O FORUM
CLOSED

Cardinal was requested to have Dick's Lock and Safe extend the metal mesh plate on each of the pool gates, as people were reaching over the gate and were able to unlock the gate without a key.

POOL
GATES

A Motion was duly made, seconded, and unanimously carried to approve the architectural application from the owner of account #BR-0004-0044-01 to replace the windows in the home.

ARCH
APPL.

A Motion was duly made, seconded, and carried to approve the July 13, 2017 Regular Meeting Minutes, as written.

APPROVAL
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the June 2017 Financial Statement, subject to audit.

FINANCIAL
STATE-
MENT
BUDGET

A Motion was duly made, seconded, and carried to accept the 2018 budget with a \$10.00 a month increase of assessments, effective January 1, 2018. Pamela Lund voted no.

It was agreed the September site inspection would be moved to Thursday, September 7, 2017 at 9:00 a.m.

SITE
INSPECT.

The Directors discussed topics for the next newsletter.

NEWS-
LETTER
PARKING
RULES

The Directors reviewed the parking rules for the Association and agreed to changes. Pamela Lund volunteered to update the rules and have Cardinal send notice to the membership for a 30-day review. The parking application for Patrol Masters was tabled to the September 14, 2017 Regular Meeting.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction for a gutter repair and entry patio deck, at a cost of \$2,290.00, to be charged to the Reserve account.

VINCO

A Motion was duly made, seconded, and unanimously carried to deny the proposal from Vinco Construction to repaint the AC breaker boxes in the Association. Cardinal was requested to send courtesy violation letters to the seven owners, who just had new air conditioning units installed, instructing them to have the breaker boxes painted to match the stucco.

The Directors reviewed the correspondence from the resident of account #BR-0004-0192-01 requesting to be reimbursed for a tow fee of \$250.00 stating there were no signs posted showing the rules at any of the entrances to the community. Cardinal was requested to contact Patrol Masters to determine if there had to be rules posted at every entrance. The subject was tabled to the September 14, 2017 Regular Meeting.

BR-0004-
0192-01

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction for a stair repair at 10485 W. Briar Oaks #C, at a cost of \$3,295.00, to be charged to the Reserve account.

VINCO

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Rescue Rooter/Proserv to replace two shower valves at the pool shower, at a cost of \$1,822.47, to be charged to the Reserve account.

PROSERV

The Directors reviewed the written correspondence from the owner of account BR – 0004-0011-02 requesting to decrease her payment plan amount, previously agreed to and remove the fees and charges. A Motion was duly made, seconded, and unanimously to deny the request.

BR-0004-0011-02

There being no further business, the Meeting was adjourned at 8:20 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 August 10, 2017, as approved by the Board Members in attendance of the Meeting.

Marilyn Rich, Secretary

Date

