

BRIAR OAKS HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 13, 2018

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, September 13, 2018 at the Stanton Community Center at 7800 Katella Avenue, Stanton, Ca. 90680. The President, George Kenworthy, called the Meeting to order at 7:00pm.

Directors Present:	Robert Clinton David Donovan George Kenworthy Marilyn Rich Jacqueline Valencia
Directors Absent:	None
Representing Cardinal:	Janet Mehan, CMCA, AMS Senior Account Manager
Others Present:	Kathleen Smith

It was announced that an Executive Session was held prior to the September 13, 2018 Regular Meeting to conduct Hearings and approve Executive Session Minutes.

EXECUTIVE  
SESSION

The Organizational Meeting was held. A Motion was duly made, seconded, and unanimously carried to have George Kenworthy remain as President, Jacqueline Valencia remain as Vice President, Marilyn Rich remain as Secretary, Robert Clinton appointed Treasurer and David Donovan appointed Member-at-Large.

ORGANIZ.  
MEETING

The Homeowner Forum was opened by President George Kenworthy.

H/O FORUM  
OPENED  
BR-0004-  
0137-01

The owner of account #BR-0004-0137-01 was present to inquire if she could have the solar light remain in the planter area or what could be done to illuminate the front door area. The Directors reported no solar lights could be in the Association planter areas but recommended she install a sensor or motion detector to the porch light.

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 architectural application from the owner of account #BR-0004-0059-02 to install a screen door. The door must be the Meridian style and the hardware must be oil-rubbed bronze.

ARCH. APPS.

A Motion was duly made, seconded, and unanimously carried to approve the architectural application from the owner of account #BR-0004-0111-01 to install a Ring doorbell. The doorbell must have the bronze face plate.

A Motion was duly made, seconded, and unanimously carried to approve the architectural application from the owner of account #BR-0004-0122-02 to install a new air conditioner. The fuse box must be painted to match the stucco and there should be no modifications to the existing lines.

ARCH. APPS.

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

APPROVAL  
OF MINUTES

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

ACCEPT. OF  
FINANCIALS

A Motion was duly made, seconded, and unanimously carried to approve the 2019 budget with no increase in assessments.

BUDGET

A Motion was duly made, seconded, and unanimously carried to approve the Option 1 Spectrum TV Bronze package for five years, at a rate of \$23.00 a year with an annual increase of 4% each year. Director Jacqueline Valencia agreed to confirm the renewal started October 1, 2018 and inform the other Directors.

SPECTRUM

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction to remove and replace a damaged fence panel at 10335 D, at a cost of \$390.00.

PCW  
CONSTRUCT.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction to remove and replace a damaged stair stringer at 10416 A, at a cost of \$3,565.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction to install a security fence above the brick wall on the exit gate, at a cost of \$5,475.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction to reinstall the belly band and trim above the garage at 10465 A, at a cost of \$390.00.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction to remove and replace a stair stringer at 10433 A, at a cost of \$3,565.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction to complete dry-rot repairs on the balcony at 10485 E, at a cost of \$1,895.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction for repairs of the entry balcony cap and siding at 10456A, at a cost of \$1,130.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to adopt the new light pollution rule change, as written. Cardinal was requested to send the adopted rule change to all owners.

RULE  
CHANGE

Cardinal was requested to issue a work order to PCW Construction to submit a proposal for repair or replacement of the top rail by 10411 A.

PCW  
CONSTRUCT.

Cardinal was requested to send a violation letter to the owner of account #BR-0004-0177-01 informing the new screen door has to be painted white and the hardware on the front door is the wrong style and must be replaced.

BR-0004-  
0177-01

There being no further business; the Meeting was adjourned back to the Executive Session at 7:40 p.m.

ADJOURN

SUBMITTED BY: Janet Mehan, Account Manager

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
George Kenworthy, President

\_\_\_\_\_  
Date

SECRETARY CERTIFICATION

CERTIFY

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 September 13, 2018 as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date

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