

BRIAR OAKS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 13, 2016

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, October 13, 2016, at the Stanton Community Center at 7800 Katella Avenue, Stanton, Ca. 90680. The President, George Kenworthy, called the Meeting to order at 6:40 p.m.

Directors Present: Robert Clinton
 George Kenworthy
 Pamela Lund
 Marilyn Rich
 Jacqueline Valencia

Directors Absent: None

Representing Cardinal: Janet Mehan, CMCA, AMS

Others Present: None

An Executive Session was held prior to the October 13, 2016 Regular Meeting to conduct Hearings.

EXEC.
SESSION

As there were no owners present who wished to address the Board, the Homeowner Forum was not held.

H/O FORUM

Janet Mehan reported an owner from BR-0004-0163-01 had contacted George Kenworthy and Cardinal to request the \$150.00 fine on the assessment account from early in 2016, for not submitting parking paperwork within the scheduled timeframe, and was requesting the fine be removed from the account. A Motion was duly made, seconded, and unanimously carried to deny the request, unless valid documentation could be provided.

ACCT. BR-
0004-0163-
01

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Harvest Landscape for changing out irrigation, at a cost of \$1,104.30, to be charged to the reserve account.

HARVEST
LAND-
SCAPE

A Motion was duly made, seconded, and unanimously carried to approve the August 11, 2016 and September 8, 2016 Regular Meeting Minutes, as written.

APPROVAL
MINUTES

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

ACCEPT
FINANCIAL
STATEMEN.
FINAN.
QUESTIONS

Cardinal was requested to investigate why the Association telephone bill was so high and what was covered by the contract and also to determine what the prior year's deficit on the balance sheet of \$22,643.71 had come from.

A Motion was duly made, seconded, and unanimously carried to authorize the lien of assessment accounts #BR-0004-0143-02, #BR-0004-0159-01, #BR-0004-0037-01, and #BR-

LIENS

0004-0011-02.

A Motion was duly made, seconded, and unanimously carried to approve the 2015 Year-end Audit performed by Daniel J. Leonard, CPA. YEAR-END AUDIT

A Motion was duly made, seconded, and unanimously carried to ratify the lien on assessment account #BR-0004-0154-01. RATIFY

The Directors reviewed the Patrol Masters parking registration letter for 2017 and Robert Clinton volunteered to make the corrections and forward to Cardinal and the other Directors. Cardinal was requested to forward to all owners and residents with a cover letter to be received by December 1, 2016. PARKING

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Antis Roofing to clean out the Association gutters of all the homes, at a cost of \$6,283.00, to be charged to the reserve account. ANTIS ROOFING

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Daniel J. Leonard, CPA, to perform the year-end audit and Association taxes, at a cost of \$950.00. DANIEL J. LEONARD

A Motion was duly made, seconded, and unanimously carried to approve the monthly increase to \$5,867.00, in the 2017 maintenance contract of Harvest Landscape. HARVEST LAND-SCAPE

A Motion was duly made, seconded, and unanimously carried to deny the opt-in annual premium service fee of \$295.00, offered by California Gate Services. CA. GATE

The Directors reviewed the architectural application to add a railing in front of the home of account #BR-0004-0062-01. A Motion was duly made, seconded, and unanimously carried to approve the application with conditions. The railing needed to be powder coated white metal to be maintained by the owner, the City of Stanton needed to verify if a permit was needed, and the owner needed to know this addition, it would have to go through the Association legal counsel to be added as a covenant, attached to the deed, with all legal costs paid by the owner. ACCT. BR-0004-0062-01

The Directors discussed the proposal from Doggie Walk Bags for four doggie bag stations at a cost of \$1,079.79. Cardinal was requested to obtain the costs from Vinco and Harvest Landscape to cement the posts and set-up the stations into the ground. A Motion was duly made, seconded and carried to approve the four stations for \$1,079.79 but the Directors wanted to see the costs of installation before proceeding. Marilyn Rich and Jacque Valencia were opposed. DOGGIE BAG STATIONS

There being no further business, the Meeting was adjourned at 7:45 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 Evergreen Ridge Homeowners Association held on October 13, 2016, as approved by the Board Members in attendance of the Meeting.

Marilyn Rich, Secretary

Date

ATTEST

SECRET.
CERTIFIC.

