

BRIAR OAKS HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
DECEMBER 10, 2015

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, December 10, 2015, at the Stanton Community Center at 7800 Katella Avenue, Stanton, Ca. 90680. The Vice President, Jacqueline Valencia, called the Meeting to order at 6:45 p.m.

Directors Present:            Robert Clinton  
                                      David Donavan  
                                      Marilyn Rich  
                                      Jacqueline Valencia

Directors Absent:            George Kenworthy

Representing Cardinal:     Janet Mehan, CMCA, AMS

Others Present:              Victoria Albert  
                                      Vanessa Morrison

The Homeowner Forum was opened by Vice President, Jacqueline Valencia.

The owner of account #BR-0004-0135-01 was present to discuss the application for installing a chairlift to the stairs for a disabled mother. The Directors agreed based on the designs submitted, there would be no encroachment to the common area. Cardinal was requested to send a revised letter to the owner giving approval for the installation.

The owner of account #BR-0004-0085-01 was present to report the Jacuzzi had a strong smell of chlorine, to request the termite company come out as she believed termites were present in the patio area and to request an extra trash pick-up for the dumpsters by 10340 and 10350 Briar Oaks. The owner also reported the area by guest parking near the home by the air conditioner condensation line needed to be dug down and gravel put in the hole, as dirt and leaves build up and cover the opening.

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

A Motion was duly made, seconded, and unanimously carried to approve the property manager and Cardinal to approve any needed repairs, up to \$800.00.

Cardinal was requested to inform Personal Touch Janitorial they should be sweeping out the dumpster areas at least once a month, per the contract, as it was not happening.

Cardinal was requested to have Vinco Construction repair the trash enclosure to the dumpster near 10410 E. Briar Oaks and to install an extra piece of plywood on the back side of the door.

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

H.O.  
FORUM  
ACCT. #BR-  
0004-0135-  
01

ACCT. #BR-  
0004-0085-  
01

H/O FORUM  
CLOSED

APPROVAL  
LIMITS

PERSONAL  
TOUCH

VINCO

APPROVAL

8, 2015 Regular Meeting Minutes, as written.

A Motion was duly made, seconded, and unanimously carried to accept the September 2015 and October 2015 Financial Statements, subject to audit.

A Motion was duly made, seconded, and unanimously carried to approve the architectural application for new windows from the owner at 10487 E. Briar Oaks #A.

A Motion was duly made, seconded, and unanimously carried to approve the architectural application for a new screen door from the owner of 10452 W. Briar Oaks #A.

A Motion was duly made, seconded, and unanimously carried to authorize the lien on assessment account #BR-0004-0003-01.

A Motion was duly made, seconded, and unanimously carried to ratify the proposal from Vinco Construction for repair of a trash enclosure door at 10450 E. Briar Oaks, at a cost of \$895.00.

A Motion was duly made, seconded, and carried to approve the removal of the late fee of \$25.60 on assessment account #BR-0004-0061-01. Marilyn Rich abstained.

A Motion was duly made, seconded, and unanimously carried to deny the request for removal of a \$150.00 fine regarding vehicle registration on account #BR-0004-0118-01.

A Motion was duly made, seconded, and unanimously carried to deny the request for removal of a \$150.00 fine regarding vehicle registration on account #BR-0004-0026-01.

A Motion was duly made, seconded, and unanimously carried to deny the request for the removal of a late charge of \$25.60, on assessment account #BR-0004-0004-01.

The sample meeting rules were tabled to the January 14, 2016 Regular Meeting.

A Motion was duly made, seconded, and unanimously carried to approve the rate increase from \$8.50 to \$9.00 per inspection, beginning January 1, 2016 for Patrol Masters.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Vinco Construction for repairs to the balcony at 10373 E. Briar Oaks #C, at a cost of \$1,395.00, to be charged to the reserve account.

Cardinal was requested to obtain a proposal for a water test on the deck at 10391 E. Briar Oaks #B, to check for any water intrusion.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from CPR Construction to clean out the catch basins in the community, at a cost of \$932.00.

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

OF  
MINUTES  
ACCEPT.  
FINANCIAL  
ARCH. APP.  
LIEN  
RATIFY  
ACCT. #BR-  
0004-0061-  
01  
ACCT. #BR-  
0004-0118-  
01  
ACCT. #BR-  
0004-0026-  
01  
ACCT. #BR-  
0004-0004-  
01  
TABLED  
ITEM  
PATROL  
MASTERS  
VINCO  
WATER  
TEST  
CPR  
HARVEST

from Harvest Landscape to remove any Christmas trees left by the dumpsters, at a cost of \$5.00 per tree. Cardinal was requested to send out a notice to all the owners and tenants informing them of the pickups on January 6, 2016 and January 13, 2016 and to put the trees outside the dumpsters.

The Directors reviewed the closing documents from the escrow company given to the owners of 10412 W. Briar Oaks #D and on the "charges for documents" page, it clearly stated the operating rules were charged to the owner. Cardinal was requested to send the owners a letter stating they were charged and would have had to sign for the rules, so the fine for vehicle registration would stay in place.

A Motion was duly made, seconded, and unanimously carried to approve the 3% increase for maintenance services from Harvest Landscape, to begin on January 1, 2016.

The approval of the proposal from One Stop Pool to meet the Title 22 rules were tabled to the January 14, 2016 Regular Meeting.

The Directors reviewed the correspondence from the owner of 10416 W. Briar Oaks regarding the overspray of paint on the windows. Cardinal was requested to send a letter to the owner stating that no action would be taken by the Association regarding the overspray, as the painting had been more than a year ago.

There being no further business, the Meeting was adjourned at 8:10 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 Evergreen Ridge Homeowners Association held on December 10, 2015, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date

LAND-  
SCAPE

10412  
BRIAR  
OAKS #D

HARVEST  
LAND-  
SCAPE  
TABLED  
ITEM

10416  
BRIAR  
OAKS #A

ADJOURN

SUBMIT

ATTEST

SECRET.  
CERTIFIC.









