

BRIAR OAKS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 14, 2019

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, March 14, 2019 at the Stanton Community Center at 7800 Katella Avenue, Stanton, Ca. 90680. The President, George Kenworthy, called the Meeting to order at 7:05 pm.

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:	None

It was announced that an Executive Session was held prior to the March 14, 2019 Regular Meeting to approve Executive Session Minutes and conduct Hearings.

EXECUTIVE
SESSION

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

H/O FORUM

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Harvest Landscape to remove a tree at 10335 D Briar Oaks, at a cost of \$1,100.00.

HARVEST
LANDSCAPE

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Harvest Landscape to clean the drain line at 10430 B, D, and E Briar Oaks, at a cost of \$1,240.82.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Harvest Landscape to install a new drain line at 10390 B Briar Oaks, at a cost of \$2,209.78.

A Motion was duly made, seconded, and unanimously carried to conditionally approve the architectural application for a vinyl fence across the porch at 10436 A Briar Oaks. The Directors wanted it stated on the application “any damage to the deck from an animal scratching or urinating on the deck, the owner would be responsible for all damages and repairs to the deck.”

ARCH APPL.

A Motion was duly made, seconded, and carried to approve the February 14, 2019 Regular Meeting Minutes, as written.

APPROVAL
OF MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the December 2018 and January 2019 Financial Statements, as written.

APPROVAL
OF
FINANCIAL
STATEMENT

Cardinal was requested to research why the owner of account BR0413362 was not at the collection attorney and to obtain the current status for the Directors to review.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction for repairs to the top cap and window trim at 10480 A Briar Oaks, at a cost of \$690.00, to be charged to the reserve account.

PCW

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction for exterior repairs at 10340 A Briar Oaks, at a cost of \$1,118.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction for interior repairs in the garage at 10340 C Briar Oaks, at a cost of \$818.00, 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 to the exterior stucco wall at 10432 D Briar Oaks, at a cost of \$2,328.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction for dry-rot and deck repairs at 10396 C Briar Oaks, at a cost of \$4, 125.00, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction to repair and re-surface the balcony deck system, at a cost of \$6,985.00, to be charged to the reserve account.

Cardinal was requested to call the owner of account BR-0004-0103-01 to a Hearing at the April 11, 2019 Executive Session and include the copy of the proposal from PCW Construction for the repairs to the deck, as her account would be charged for the damages done by her dog to the deck.

BR-0004-
0103-01

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Strategic Reserves to perform an on-site reserve study, at a cost of \$1,049.00.

STRATEGIC
RESERVES

The Directors discussed the request by the owner of account BR-0004-0077-01 to be reimbursed for the laminate flooring in the home where water intrusion entered in the bedroom. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner the Association was completing the maintenance on the outside of the home but according to the Association Rules a first-time leak inside the home was the responsibility of the owner and to include a copy of the Rules.

BR-0004-
0077-01

The Directors discussed the request by the owner of account BR-0004-0067-01 to be reimbursed for the damage inside the unit for water intrusion at a repair cost of \$2,430.87

BR-0004-
0067-01

paid by him to the plumber. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner the Association was completing the maintenance on the outside of the home but according to the Association Rules a first-time leak inside the home was the responsibility of the owner and to include a copy of the Rules.

There being no further business, the Meeting was adjourned at 7:55 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 March 14, 2019 as approved by the Board Members in attendance of the Meeting.

Marilyn Rich, Secretary

Date

ADJOURN

SUBMITTED

ATTEST

CERTIFY

