

BRIAR OAKS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 11, 2019

The Regular Board Meeting of the Briar Oaks Homeowners Association was held on Thursday, July 11, 2019 at the Stanton Community Center at 7800 Katella Avenue, Stanton, Ca. 90680. The President, George Kenworthy called the Meeting to order at 7:02 p.m.

CALL TO
ORDER

Directors Present: David Donovan
 George Kenworthy
 Marilyn Rich
 Jacqueline Valencia

Directors Absent: Robert Clinton

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

Others Present: Ford Cirmi
 Brandon and Znanna Nash
 Sonya O’Leary

Janet Mehan reported for the First Calling of the Annual Meeting there needed to be 105 ballots and there were only 42 ballots submitted. The Second Calling of the Annual Meeting would be held on August 8, 2019, if quorum was met.

ANNUAL
MEETING

It was announced that an Executive Session was held prior to the July 11, 2019 Regular Meeting to approve Executive Session Minutes and conduct Hearings.

EXECUTIVE
SESSION

The Homeowner Forum was opened by President, George Kenworthy.

H/O FORUM

The owners of 10410 E. Briar Oaks #E were present to describe issues with the neighbor downstairs and inquired what could be done. The owner stated the neighbor never had her dog on a leash and played the television very loudly.

10410 #E
BRIAR OAKS

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 to install an air conditioning unit at 10375 W. Briar Oaks #A.

ARCH. APPS.

A Motion was duly made, seconded, and unanimously carried to approve the architectural application to install an air conditioning unit at 10395 W. Briar Oaks #C.

A Motion was duly made, seconded, and unanimously carried to approve the architectural application to install a screen door at 10412 W. Briar Oaks #C.

A Motion was duly made, seconded, and carried to approve the June 13, 2019 Regular Meeting Minutes, as written.

APPROVAL
OF MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the May 2019 Financial Statement, as written.

APPROVAL
OF
FINANCIAL
LIENS

A Motion was duly made, seconded, and unanimously carried to authorize the lien of account BR0419711.

A Motion was duly made, seconded, and unanimously carried to authorize the lien of account BR0413378.

The Directors reviewed the 2020 draft budget and further discussion was tabled to the August 8, 2019 Regular Meeting.

TABLED
ITEM

Cardinal was requested to contact the Association insurance company to inquire if any increases would be added for 2020.

INSURANCE

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction to replace two damaged stair stringers, at 10452 W. Briar Oaks #C, at a cost of \$2,585.00, to be charged to the Reserve account.

PCW
CONSTRUCT.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Construction to complete dry-rot repairs and decking at 10435 Briar Oaks #C, at a cost of \$6,245.00, to be charged to the Reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the revised contract from Personal Touch Cleaning for janitorial services, effective October 1, 2019.

PERSONAL
TOUCH

The Directors reviewed the request from the owner of BR0419711 to waive the ownership transfer charges, late charges, late interest and the pre-lien charges on the assessment account. A Motion was duly made, seconded, and unanimously carried to deny the request.

BR0419711

Cardinal was requested to send a courtesy letter to the owner of 10410 E. Briar Oaks #D that her dog needed to be on a leash at all times when walking in the Association common area and a courtesy letter to be considerate of others by lowering the volume of the television, as it was causing a nuisance.

10410 #D
BRIAR OAKS

There being no further business, the Meeting was adjourned at 7:50 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 July 11, 2019 as approved by the Board Members in attendance of the Meeting.

Marilyn Rich, Secretary

Date

