

Briarwood Home Owners Association (BHOA) Membership Meeting

Georgetown Public Library
1 May 2018 @ 6:30 PM

Meeting called to order. Executive committee members present: myself secretary, Rick covenants chair, Allene architectural chair, Valerie treasurer, Marla vice-president, Joey president. Five property owners were represented in the audience. Thank you to those who attended.

President:

1) BHOA activities have been consistent. Executive members meet monthly and documentation is provided on the BHOA website bhoatx.org and by email distribution. Finances are managed, subdivision esthetics have been acceptable, member needs have been served.

2) Two annual due payments remain outstanding. Past due notification measures include invoice changes that show line item charges of annual payment, late fees per month, certified mail charge. A recommendation was also made to include reference to covenants and state law verbiage, related to liens against property for non-payment of dues.

3) BHOA insurance coverage has been renewed for another year and Certified Public Accountant service has been re-contracted with Matthew Dane.

4) Policing of BHOA property was encouraged. The use of BHOA public areas is for members only. Our wildlife area receives several visitors, our streets and sidewalks are pleasant to walk down, if you do not like the behavior of the visiting non-member - ask them to leave. No trespass signs are posted.

5) Management of water flow that exits the back yards in the middle of our subdivision and flows outside the storm drain system is a continuous concern. Landscape modifications to the area behind the drainage berms

is being carefully implemented. All storm water drainage is continuously monitored and any member feedback is appreciated.

6) Two executive member positions were open for election, president and secretary. No nominations were made known. BHOA Secretary by acclamation is Alan Kietzer and BHOA President by acclamation is Joey Willhite.

Vice-President:

1) This years location for the 4th of July celebration will be at the beautifully maintained area around and behind the retention ponds. Volunteers to chair, help organize, and coordinate the event are still needed.

2) Still looking for a volunteer to chair the National Night Out this coming October. If you are interested or know someone who is, please forward the information.

Treasurer:

1) BHOA incomes and expenditures were briefed in detail. A printed format of the same details was provided for each member as well. The financial details presented are attached to these minutes. All annual tax requirements are completed.

2) Landscaping scope has been expanded to include the area below and behind the berms. The suggestion to notify to the City of Georgetown that the contract between city and Emerald Green Landscaping is ineffective was accepted.

Secretary:

1) Executive committee members have met monthly. Monthly reports have been distributed. Reports are a condensed version of each months executive committee activities. Distribution is through mass emailing and posted to the BHOA website, bhoatx.org.

2) Audience was polled about notification and attendance of this meeting. All present stated they were aware of the meeting via email of monthly BHOA reports, flyers on the door and a posting on Next Door.

Architectural Committee:

1) Please remember that changes to property, structural additions, roof changes, rain gutters and landscaping must be approved by the architectural committee prior to implementation.

2) With 73 properties or lots, there will always be a best lawn and a worst lawn. For those “best” lawns, thank you for making property values beautiful. To those owners who have willingly responded to improvement request, thank you. If you need help, please ask. There are numerous individuals who want to help any BHOA member who needs it.

Covenants Committee:

1) We are keeping track of our challenges and measuring how they currently relate to the current covenants. There are multiple aspects to be considered that should be observed for some time before any covenants revision should be initiated. Please forward any covenants revision suggestions to Rick or any executive board member.

2) The most prominent covenants changes discussed at this meeting related to: limiting the number of rental properties allowed in the subdivision, xeriscaping, trashcan shielding, and chickens. Securing a lawyer would be a paramount requirement for further action and researching this service will be started.

New Business:

1) A motion to purchase two picnic tables for the wildlife area behind the berms and secure them, was passed. Vandalism concerns were raised regarding any improvements in that area. The two tables will be considered a pilot study to assess abuses.

2) From the audience. A request to build a butterfly habitat around the tree nearest to the sidewalk at the retention pond area was not approved. Safety, upkeep, irrigation and landscaping conflicts were some of the negating factors. A counter proposal to place the butterfly habit in an alternative location was declined by Christi Gardner.

The meeting closed at 8:00 PM. Next meetings are a possible special session relating to hiring a lawyer for covenant revision and lien placement, and the usual meeting that announces our invoice deliveries in October.

signed

Alan Kietzer
Secretary
Briarwood Homeowner Association