

Briarbend Semi-Annual Meeting
October 14, 2014
Molina's

The semi-annual meeting was called to order by President Gordon Richardson at 6:48 pm

Board members in attendance: Gordon Richardson, Leigh Adkins, Ben Hunter, Kathy Johnson, Jessica Strehlow, Lauren Summerville.

Introduction of Board members and Guests

Terry Sears- Counsel – with Sears & Bennett Law Firm

Approval of Minutes- minutes from the last two semi-annual meetings were available. Motion made by Alex Johnson and seconded by Mary Gephart and were approved.

Reports of Committees

Legal-Lauren Summerville. The board asked Terry Sears, Sears & Bennet Law Firm to address the issue of the proposed deed restriction amendment.

Amendment to deed restrictions- Terry Sears from Sears & Bennett discussed the proposed amendment.

- He said the board serves voluntarily and the amendments were proposed in response to comments the board received regarding landscaping. Notice was not properly given to each homeowner regarding these changes; the deed restrictions say changes must be sent to each home via certified mail. So, "brakes" will be applied to the amendments so that proper notice can be given to homeowners.
- Question from homeowner- wants board to hold special meetings so neighbors can discuss these changes informally.
- Another question came from a homeowner, who is a former Briarbend HOA president and who was on the board when the last amendment was passed. He questioned the manner in which the current amendment is being passed and doesn't want the amendment to be challenged at a later date. Terry Sears responded- he said the HOA can call a special meeting to gather signatures. Other homeowners remembered the last times the restrictions were changed and talked about the way the signatures were gathered in order to pass the amendment.
- Lauren asked the attending homeowners if they even wanted to change the restrictions. One homeowner was very upset about the way the current amendment reads. Other homeowners agreed that they felt the changes were being forced on them. Another homeowner said he has lived in his house for 20 years and is only the third owner of the house and the

neighborhood has been maintained nicely for years. He believes the process is not proper and feels the wording is vague.

- Elizabeth Harris, the attorney for the homeowners who sent a letter to the board protesting the process for amending the deed restrictions, said the wording is very vague in the proposed amendments and that the process for notification was not followed according to the current deed restrictions.
- Terry suggested that the board go back to the drawing board and the neighborhood will be notified whether a new start will be made on the deed restrictions or whether modifications will be made.

Security- there is a scam happening right now.

- Two or three guys drive around in a car during the day, they ring the doorbell to see if anyone is home, and then rob home if there is no answer. Security notices are sent to the neighborhood via email.
- Call the BB security phone-713-248-9868 or the Westside Police station at 832-394-1200. The board met with Charnwood at the last board meeting to see if they would like to share the expense of the security company with us.

Social- Jessica Strehlow

- The annual Halloween party is scheduled for October 31, 2014 at 5:30 pm. There will be a DJ, balloon artist, and costume contest for adults and children.
- A sign-up list is tacked up on the wall at Molina's. She asked for volunteers for food, set-up, take-down, and clean-up.

Treasurer- Leigh Adkins

- The proposed 2015 budget was handed out. The major change is with the garbage expense; Leigh was able to get the expense lowered.
- Switched to Frost Bank because of the difficulty with the former bank when using Quickbooks. Leigh made a motion to approve the budget; the motion was seconded by Robbie Guinn; budget passed.

Old Business- Gordon talked about the variance issue we dealt with during the summer. Thanks to Oliver Pennington's office the variance passed and Burgoyne will stay as a cul-de-sac with no cut-through to Old Farm Road.

New Business- there was no new business

A homeowner asked about an issue that was brought up at the September 2012 meeting- documenting curbs and sidewalks that are trip hazards. Gordon said if a homeowner would write up the problem, the board would forward this to Oliver Pennington's office and his office will follow up on the issue.

Landscaping at southern entrance- the board is currently getting bids on sprinkler systems and landscaping. When the bids are complete, the board will discuss and decide what to do. Background information- there is currently no water

hook-up in order to water the grass and landscaping on the west side. The board is exploring the cost of an irrigation line to be installed to the flower bed adjacent to the Valero. Valero has said they would like to help with the cost of the watering. The board will decide what to do after all the information is in.

Adjournment- 7:35 pm.

Respectfully submitted,
Kathy Johnson
Secretary