



Board Meeting- Leigh Adkins Home

February 7, 2012

1. Call to Order- Lauren Summerville called the meeting to order at 6:55pm. Members present were: Ben Hunter, Leigh Adkins, Kenze Byer, Lauren Summerville, Jerry Nicholson, Gordon Richardson, Steve Geis, Mary Spiller-Gebhardt, Bill Maddock, and Scott Odom.
2. Approval of Previous Meeting Minutes – Mary Spiller- Minutes from the previous meeting, Jan. 17.2012 were sent electronically. Leigh Adkins made a motion to approve the minutes, Ben Hunter seconded.
3. Committee Updates
 - a. Vice President – Steve Geis
 - i. Nominations for New Board Members-30 residents have been nominated. Four have responded, ten still need to be called.
 - ii. Ballots to be Sent Out-Ballots will be sent along with the Feb. Newsletter, and a hard copy will be delivered to all residents. It was determined after the meeting that Voting would take place at the April Semi-Annual Homeowners meeting.
 - iii. Scheduling of Spring Neighborhood Meeting- Steve Geis will make the arrangements with Molinas.
 - b. Treasurer – Kenze Beyer
 - i. Past Due Homeowner Dues- At present there are 12 residents who have not paid their 2012 Annual Dues. Two of these owe for prior years, and we have begun legal action of them. As of the end of February, the dues will be \$475. This will be added to the newsletter
 - ii. Financial Updates- The BCIA taxes for 2011 have been prepared and filed. There was a question as to whether we could charge back for legal fees and show them on our balance sheet? Kenze will call the CPA and find out.
 - c. Architecture – Ben Hunter
 - i. Proposed New Architectural Control Form – Ben Hunter has developed a form (BCIA Home Improvement Request) This form was approved by the Board and will be sent to Megan Draper to be posted on the Briarbend Web site. There was discussion of recent modifications of the current Deed Restrictions. The Board voted unanimously to approve the new policies presented by Sears Bennett to bring our Deed Restrictions in line with new legislation. These address 1. Records Production and Copying, 2. Document Retention 3. Payment Plan policies. These policies will be added to the Deed Restrictions. The question arose concerning adding these policies to the Deed Restrictions without majority vote of the residents. Does the Board



have the authority to approve and add them? Also does the Board have the authority to fine those that violate the deed restrictions? Lauren will contact Sears Bennett for the answer.

A motion was made by Jerry Nicholson to proceed with approval of the addition of the new policies, Gordon Richardson seconded the motion. All approved.

Five additional Guidelines dealing with Roofing Materiel, Rainwater Retention Recovery Systems, Display of flags, Display of certain Religious Items, and Solar Energy Devices, were tabled for now. They will be reviewed

d. **Social – Bill Maddock-No Social Events planned at present**

i. **Proposed Property Management Outsourcing Findings-Five proposals received.**

These range in cost from \$550- \$850 per month. This would necessitate raising annual dues to cover the cost. There was discussion that since we have recently hired Sears Bennett to handle Deed Restriction violations, and there are not many violations at present, that we wait one year to decide.

e. **Super Neighborhood – Leigh Adkins- No Report**

f. **Security – Jerry Nicholson-There was a recent tire slashing incident involving several cars parked in driveways and on the street in the Chevy Chase, Meadow Lake area. There was also a complaint of a resident who was at the park with her children, when a pack of dogs came running from the Bayou. They did not approach the woman and her children, but she was frightened. There was also a scam by a man who went to a resident's back door and asked for money to tow his car. He acted like he was a friend to the next door neighbor. The new Security Patrol has been in place since October, but security issues are still present. A suggestion was made to get a magnetic sign made to go on the patrol cars. They are off duty police officers, but if they are not in a HPD vehicle, they cannot write a ticket. Jerry Nicholson will send out the latest schedule for the patrol.**

g. **Newsletter – Mary Spiller-Due to the recent legislative changes, BCIA will be responsible for posting a meeting schedule and meetings will be open to residents who want to attend. Also minutes will be posted on the website and a link will be provided in the Newsletter.**

i. **Document Retention Policies – Documents pertaining to meetings, policy and guidelines will be retained and available for seven years. Mary Spiller-Gebhardt, present Secretary, will start a binder that will reflect this new policy as of January 2012.**

h. **Legal – Gordon Richardson**

i. **Pending Litigation-A homeowner on Stoneybrook has several issues that need action. Delinquent Annual Dues for the past two years. These have been turned over to Sears Bennett. There is also a commercial vehicle parked in the driveway, the yard is in disrepair, and Burglar bars cover the front entrance. Gordon Richardson moved that we write a letter and request a meeting with the homeowner. Jerry Nicholson seconded, the motion carried.**



- ii. A homeowner on Locke Lane is over one year delinquent in Annual Dues, if no response from Demand letter sent on 1/12/12, this will be turned over to Sears Bennett as of 1/13/12.

 - i. Beautification – Scott Odom- Yard of the Month for February- Chad and Maria Roberts, 7803 Meadow Lake.
 - i. Park Restricted Account - Nine to twelve inches of mulch has been ordered for the area surrounding the playground equipment. There is \$5000 available for park improvement. Scott Odom is looking into possible uses for this money, possibly a fabric shade over the playground area.
 - j. President – Lauren Summerville-No report
The next meeting will take place Tuesday, March 20th at Bill Maddock's home, 7814 Chevy Chase. 6:30pm
4. Adjournment – Lauren Summerville adjourned the meeting at 8:55pm.

Submitted 2/12/12 Mary Spiller-Gebhardt
Secretary