

Briarbend CIA Board of Directors Meeting

1//17/12 6:30 pm

Call to Order: The meeting was called to order by Lauren Summerville, President of the Board. A Quorum was present. Those in attendance were: Lauren Summerville, Mary Spiller-Gebhardt, Scott Odom, Steve Geis, Bill Maddock, Ben Hunter, Gordon Richardson, Jerry Nicholson, Leigh Adkins. Absent: Kenze Beyer (non-voting member).

No additional Community residents were present. Sarah Vultaggio, an attorney with Sears Bennett was present. With no community residents present, the meeting was considered an Executive Session.

Reading of Minutes from 1/10/12: The minutes from the previous Board Meeting on 1/10/12 were read and approved with a motion by Gordon Richardson, and seconded by Jerry Nicholson.

Discussion of Collections Violations- There was explanation in recent legislative changes to laws concern Homeowners Association and how they deal with Deed Restriction Violations. Ms. Vultaggio explained the new changes and how they will impact how the Briarbend Board will address violations. At present there are two homeowners that are delinquent on their annual dues from last year, one of these is delinquent for two years. Letters were sent to the homeowners on 1/11/12. As of 2/11/12, the Board will be able to proceed with taking legal action to collect delinquent dues and place a lien on the homes involved in the action. Scott Odom moved that on 2/11/12 we have Sears Bennett proceed with a demand letter. Jerry Nicholson seconded the motion.

Deed Restrictions Violations -A second issue dealing with deed restrictions is an ongoing problem nuisance and annoyance, unabated barking of dogs on Del Monte, interfering with several neighbors' use and enjoyment of their property. Numerous calls have been made to the occupant of the home, to no avail. The Police have been called several times, and Certified Letters of Complaint have been sent with no response. A certified letter was sent 12/29/11, if there is no response by 1/29/12, it was moved that Sears Bennett send a demand letter. The motion was made by Jerry Nicholson and seconded by Gordon Richardson. Legal fees will be added to the fines.

The third issue dealing with deed restriction violations is a resident on Stoney Brook who runs a business out of the home. This has been a long standing issue with numerous letters sent from previous Boards, with no response. A certified letter was sent on 1/11/12. If there is no action

by 2/11/12 it was moved that Sears Bennett proceed with a demand letter. Mary Spiller-Gebhardt made a motion to proceed with legal action, Jerry Nicholson seconded the motion.

Discussion of Concerns of Violations of Architectural Control Items:

A resident has raised a complaint concerning Burglar Bars covering front entrances of homes. There are several homes that have had these in place for numerous years. There is a four year limit to making a complaint of this nature. Most of the bars have been in place longer than this period of time. Ben Hunter will meet with the ACC and report at the next Board Meeting.

Leigh Adkins homeowners who are remodeling and not getting prior approval from the ACC. Ben Hunter will make up a form that can be used if remodeling is to be done. This form can be submitted to the ACC for approval. Specific materials, colors, and plans are to be submitted.

Legal Changes that will affect Homeowners Associations- Sarah Vultaggio gave a brief description of recent legal changes that will affect how Homeowner Associations will be required to address neighborhood issues. She will send the Board copies of policies that address Document Production and retention, payment plans for delinquent fees, and the process for addressing violations.

The next meeting will take place 2/7/12, at 6:30pm at Leigh Adkins home 7802 Burgoyne.

The Meeting was adjourned at 7:10pm