



Highlights of March 9, 2015 Board Meeting and more...

The meeting was called to order at 1.00 p.m. All Directors were present except for Ron Jazwa. The Minutes of the Board Meetings of January 12, February 9, and the Organizational Meeting of February 9, 2015 were all approved.

DIRECTORS' REPORTS

President Marlene gave an update on fore-closed and other units as follows:

14.2 has been sold back to the mortgage company.

17.5 and 20.6 were sold to Hud and Military Warriors respectively. Both were written letters to the effect that the units could not be rented for three years and Realtors' signs for both units were reinstated.

25.4 has been sold and will close March 20.

17.4, the previous Powell Estate which has dragged on for years, has finally been settled and the Association received outstanding fees plus some legal fees in the sum of \$12,721.06..(Note: Accolades due to Marlene for persevering with this claim!)

Vice President/Director of Roads & Grounds, Frank, reported that our annual Termite Inspection revealed NO termite activity. However, several minor tasks need to be taken to protect our warranties and the unit owners will receive letters in due course.

Frank thanked those owners who regularly helped to tidy up the community and asks everyone to pick up uncollected newspapers or leaflets. He also thanked Gary Lavallie for creating the Briar Patch Website – see more information later in this Newsletter.

Bonnie Baisley raised the subject of power washing our driveways, since many owners have driveways that are mildewed. She has been approached by a licensed operator who will power wash driveways and sidewalks for a charge of \$25 per

unit, provided ten driveways can be cleaned on the same day. They need not be adjacent to each other. The front gutters would be hosed/cleaned out at the same time and the leaves removed. ** Any one who is interested in this service please see the note at the end of this Newsletter.

Frank asked Bonnie to get an estimate for power washing our white fence along Trouble creek Road, which needs cleaning once a year.

Secretary/Treasurer, Claire reported our end February bank account balances as follows: Operating a/c \$89,090.16; Special Projects a/c \$9,705.40 and Reserve a/c \$8,460.82. Marlene said that \$60,000 would be put into the Roofing Reserve a/c this month. Also, Tax Pros had advised us that Directors should be charging for mileage when using their cars on Association business at the current prevailing rate of 56 cents per mile. It was agreed that \$2,000 would be put into the contingency account for mileage expenses.

Claire said that the Homeowners' Directories had been mailed at the end of February. Either the Briar Patch address or 'snowbird' address had been used, according to the best information available to us.

Hand deliveries of the Newsletter will recommence this month thanks to the assistance of six volunteers. Deliveries will not be made to those owners receiving the Newsletter by email (thank you, if you do!) or to owners who are believed not to be in residence. A small supply of Newsletters will be left in the Clubhouse for anyone who is missed.

Our recent spate of mailings, with another yet to be made, forces us to recognize that a vast amount of time, supplies and postage is wasted because we do not know the whereabouts of many unit owners. One snowbirds' mail was returned to us for years (from both addresses) because we were not informed that they no longer had a post office box. We also had no idea if or when that owner visited Briar Patch.

With our next mailing, this month, we are going to include a request for 'snowbird' owners to confirm their correct snowbird address, plus the date they plan to leave Briar Patch for that address. And

later, when you know it, let us know the date you plan to return to Briar Patch.

Note that lacking adequate information all association mailings will be sent to the Briar Patch address. Also, some snowbirds arrange with the Post Office for their mail to be forwarded, which eliminates any confusion or undelivered mail. The forwarding instructions need only be renewed every six months.

Director of Buildings & Architecture, Nick, reported that the future schedule for painting our buildings is once every eight years, with power washing every four years.

Director of Clubhouse, Bonnie, produced the requested estimate for improved lighting at the Briar Patch entrance, including the island area. The estimate of \$1,925.00 was approved.

ANY OTHER BUSINESS: Marlene said that another mailing to the community was required 15 days before the April 13th Board Meeting. Every unit owner needed to be offered a new set of the 4th and 5th Amended Deed Restrictions and informed that a Special Board Meeting is to be held on April 13th to extend the duration of the Covenants; this meeting will be held immediately after the regular Board Meeting.

PUBLIC PARTICIPATION: included the following:

We are urged to remind owners to **leave a spare house key with a neighbor for emergencies.**

- Don Boeing reported that, on speaking with the County Commissioner, he had discovered that a side walk on the south side of Troublecreek, from Madison to the NPR city limit sign was included in their 2017 budget. The sidewalk will be 5 ft wide, along with some other changes.

OUR NEW WEBSITE: The website address is:

briarpatchnpr.com

This already has some good information on it and will include a copy of our newly amended Deed Restrictions. Not only can this be downloaded, but it will be a valuable tool for potential buyers of Briar

Patch units, plus all Realtors. We will be adding further information as time permits.

However, we would like your input, so please let us know what you would like to have added to our website and we will include it if it is feasible.

Meanwhile, our grateful thanks to Gary Lavallie for giving us the benefit of his expertise and so much of his time. And thank you Frank Ferreri for contributing on behalf of Briar Patch.

OTHER NOTES

Apart from Bewaring the Ides of March, be cautious about dubious offers being made at this time of the year by air conditioning companies, and similar scams.

APRIL DINNER at the Clubhouse is on April 17th. The Menu is to be announced and the charge will be \$5 per resident.

The sign up sheet will be put up in the clubhouse area after April 1st. Thank you Joan!

The next Board Meeting will be held on April 13th in the Clubhouse at 1.00 p.m.

Recycling Dates (2nd and 4th Wednesday of every month). Put your recycling out the night before in a container of your own choosing (blue bags no longer a requirement).

**March 25th
April 8th
April 22nd**

Have you looked inside the back cover of your new Homeowners' Directory – inside the last white page? You will find some useful information which could save you some money on your house insurance, plus a couple of other emergency answers.

****Power Washing of Driveways**

The power washing is well under way so all owners interested please put your name with a note in the Blue Box in the Clubhouse. Include your telephone number, since not all were submitted for inclusion in the Homeowners' Directory.

Board of Directors