



A warm Hello to everyone, and a special welcome to newcomers to the Briar Patch community. We also are pleased to see our snowbirds gradually returning to the fold.

After a summer recess a Board Meeting was held on Monday, November 12th. 21 owners attended, plus members of the Board, all of whom were present except for Claire Phillips who was recovering from surgery.

President Marlene Winchester opened her report by saying that it had been a busy summer at Briar Patch. We have two changes on the Board: Jill LaVelle came on board in May as Director at Large, since when she has been very busy and doing a great job.

Also Marlene introduced Guy Rasmussen as new Director of Roads & Grounds. Marlene thanked Carl Johnson for many years of excellent service in that capacity. Carl will be selling his unit and moving south to be closer to his family. The Board of Directors voted and approved Guy as replacement Director.

Marlene reported that there is a major problem with owners removing trees without following our documents and these procedures:

Owners must place a Landscape Modification Form in the blue box to inform the Board of Directors of any problem, then go to the City of NPR to obtain a permit for the tree's removal. The permit will not be issued if the tree is not dead or diseased or does not have branches damaging a rooftop. These are City streets and if the tree is overhanging the street they will trim it. *The City could fine anyone who removes a tree without approval \$500.*

Guy Rasmussen will follow up with the Code Enforcement agent for the City of NPR to see if one such owner on Cabbage Lane who did not follow our Fifth Amended Deed Restrictions documents will be fined by the City.

Copies of these documents are available at every Board Meeting, but any owner who does not have a copy should request one from any Board member.

Marlene introduced the Fines and Suspensions Committee members: Ron Chesser, Barry Crites and Ron Jazwa.

Marlene also needed to remind all owners – and impress on new residents of the following:–

Trash Bins are strongly recommended for putting out trash. Plastic bags are frequently torn open by animals overnight, or by birds during the day, requiring neighbors to clean up the mess if the owner is not at home at the time. Please don't put loose items in your trash bin because they quite often fly out of the truck. And if you have branches, please bind them up.

The speed limit in Briar Patch is 15 MPH!

The speeding culprits are not only visitors, or the company at the rear, but *our own residents.*

When walking, be sure to stay on the side of the road, as without sidewalks walkers are in danger.

Owners on *Auto pay* who are selling their units: Please be sure to let the Treasurer (Marlene) know. If an owner closes the account upon the day of closing the sale and has *not* stopped the HOA payment, it will continue to be deducted. Marlene has the forms to stop the payment. By the time she learns the sale has closed the seller may have moved away and we are stuck with NSF service fees.

Our Annual Meeting takes place on February 11th 2019 and Gary Lavallie will again be Chairman of the Nominating Committee. He will need two other owners (or Board Members who are NOT running for office next year) to be on the committee.

If any owner is interested in running for a directorship, please notify the chair person. Remember that you are not running for a specific position, only a seat. Directors determine the offices.

Secretary's Report, also given by Marlene. Claire will be working on the documents and mailing for the Annual Meeting, so please make sure that we have your correct MAILING addresses and also changes or corrections to phone numbers.

Claire will also be working on a special mailing that is required of us by item #41 in our 5th Amended Deed Restrictions, as follows:

“Upon the Association’s written request to the homeowner, the homeowner must present to the Association written proof, issued by the homeowner’s insurance company, of hazard and liability insurance coverage on their respectively owned Lot, including the residence on the Lot “

Such proof shall be submitted WITHIN TWENTY-ONE DAYS of the postmark date of the letter from the Association to the homeowner requesting proof of hazard and liability insurance coverage, as outlined above.

Owners, please look out for our letter and be prepared to send us a copy of your hazard and liability insurance within the required time frame.

Director of Buildings & Architecture, Frank Ferreri reported that Buildings #28, 29, 31 and 32 have been painted. One more is scheduled for this year. Other repairs, etc. have been completed.

Director of Roads & Grounds, Guy Rasmussen reported that since our last meeting we have been plagued with repairs of our irrigation system. It simply is caused by age, but the good news is that it is repairable. Owners, please use a Work Request Form for any irrigation problems. Fall clean up has been completed for the holidays (trimming of trees, bushes and palms) at the pool entrance. Mulch has been put down in key areas. Tri-S treated the area the first week of November and added a chemical which they were not allowed to use during the summer rainy months. Regulations only allow its use twice a year. This should clear up any troubled areas.

Treasurer’s Report : Motion by Ferreri, supported by Lavallie to accept the May – October 2018 Financial Reports. Motion approved.

Board Members were requested to work on their budgets which are needed by the end of the month. We can only carry over \$20,000 according to our accountant, so a check will be written in late December to transfer any balance above the \$20,000 to either the Roofing Account or the Painting Account.

The cost of painting has gone up 18%. Some of this is due to the cost of paint and we have a new vendor.

Director of Pool, Gary Lavallie, reported that Guy Rasmussen had taken care of the pool over the summer and thanked Guy for doing a great job.

Director of Clubhouse, Bonnie Baisley, reminded owners that there is no cost for using the clubhouse for individual parties, etc. A form is available by the blue box. Just complete a form and place it in the blue box.

Director at Large, Jill Lavelle, reported that she had called upon several new owners since taking over in May. There was a bit of a backlog.

Other Business: Owners, please take note of the last two paragraphs in the Secretary’s Report and be on the alert for our letter requesting proof of your hazard and liability insurance, as required by item #41 in our Fifth Amended Deed Restrictions. If you do not have a copy of these restrictions ask any Board Member to get one to you.

Owners’ 15 Minutes: Several Owners indicated problems with lawns – turning brown, etc. Another lengthy discussion followed regarding trees and their removal. One owner reported the plan for the intersection of Thys Road and SR 54 to have turning lanes but no traffic light until it is “warranted” A discussion was held regarding “self management and Outside management. The cost of our maintenance fees could triple. It was also a possibility that we will need to increase our fees. This cannot be determined until we set the budget for 2019.

Holiday Pool Decorating : December 1st, start around 9 a.m. Volunteers especially needed this year to help organize and decorate the tree, pool area. and entrance. Donuts and coffee supplied for all helpers.

December 8th Christmas Party for Owners. 2-6 p.m. Light refreshments and soft drinks provided and feel free to bring your own liquid refreshments. No charge for owners and \$5 for non-residents . Please use Sign Up sheets on the Clubhouse Notice Board for both categories.

Happy Holidays everyone!
Board of Directors.