

Briar Patch Homeowners' Association

## **2022 Minutes of The Annual Meeting**

February 14, 2022      1:00 p.m.      Calvary Chapel Worship Center 6825 Trouble Creek Rd.

Recorder: Mrs. Elizabeth Valera, HOA Member

### **HOA Board:**

In Attendance: Frank Ferreri, President; Ronald Jazwa, Vice President; Gary Lavallie, Director of Pool; Donna Jensen, Director of Clubhouse; Fred Ausflug, Director of Roads & Grounds; Gwen Maloy, Director of Administration

Not in Attendance: Jillian Lavelle, Director at Large

Frank F. called meeting to order at 1:13 p.m.

- Pledge of Allegiance
- President introduced Ron Chesser, Nominations Committee: Ron confirmed Proof of Notice, Meeting documents were mailed before the required deadline.
- Presentation of 2022 budget, approved and passed by the Board as presented.
- Ron Chesser reported Certification of voters and proxies submitted constitutes quorum.
- President makes Motion to dispose of Minutes of 2021 Annual Meeting; motion accepted.
- Ron Chesser reported four positions to be voted on today, no nominations from the floor.

Fred A. introduces the first guest speaker, James from Tri-S, to address irrigation and lawn maintenance services. He gives a brief history of the work that has been done and understands that more work needs to be done. The lawns and trees suffer this time of year during normal winter conditions; however, this has been the coldest, driest winter in a while. Over the next 60 days, proceeding to remedy this and we should see results by May 2022.

### **Questions:**

An owner asked what the crews are responsible for doing. James answered trimming, cutting, edging, blowing. But raking and disposing of leaves are not included.

An owner asked if the company's weed killer may have killed her bush and neighbor's. She's never had this problem and has lived here for years. James answered because bush dies, it doesn't mean that chemicals killed it.

An owner asked why the crew blows leaves in a pile in her backyard that she has to dispose of. James answered they are not responsible for raking.

Frank F. introduces Debbie Mann, City Manager. She gives a brief introduction of her career experiences. She has been on city staff 7 ½ years. She talks about city improvements in the downtown area and Sims Park. Hacienda hotel is scheduled to open next month. Two more hotels will be going up in the future. The Keiser University and the city parking garage project had a piece of land left after the project was finished. Magnuson hotel on Hwy 19 & Mariner will be closed and a new Marriott will be built there. A new seafood restaurant coming to Missouri Avenue and Grand Blvd. The city spent 1.8 million dollars on the public library. It looks great and offers more programming and services. Working on another fire station at Marine Parkway and Grand which will reduce response time for this area including Briar Patch residents. Things are moving slow, because costs for building materials and shipping are too expensive right now.

### **Questions:**

Fred asked about placing No Parking signs on one side of the street to make sure the streets are cleared for emergency access in Briar Patch. Debbie gave him the name of an individual at the city who could possibly help. One homeowner said No Parking signs will create parking problems for owners on the other side of the street.

Frank asked the four candidates for the director positions to provide a brief overview of their experiences. Gary, Donna, and Fred provided info. Donna read a statement on behalf of Jillian.

Frank welcomed all new homeowners to Briar Patch. He thanked everyone for the increase in volunteers. He highlighted the Rummage sale, the Arts & Crafts sale, the Holiday party, and the Toys for Tots collection, all successful events held last year.

Ron Chesser returned to report the election results: Gary, Donna, Fred, and Jillian voted into office.

### **Reports:**

Gary Lavallie: Talks about the pool needed resurfacing priced at \$14, 811.00 will be done on April 18, 2022, and pool will be closed for 2-3 weeks. Should be good for at least 10 years, per warranty.

Ron Jazwa: This year's painting projects are going well, but we are delayed due to weather and limited access to purchase paint. He provided building numbers that will be pressure cleaned next. We are trying to keep up with outer building board repairs. We should be current now. The contractor comes in once of month. Be patient takes a month for the work request to be addressed.

Gwen Maloy: Discusses HOA communications. The HOA Board Minutes will continue to be distributed shortly after the meetings held in May, August, and November. In addition, the new community Newsletter that Connie has volunteered to publish will be distributed monthly. All HOA communications will be sent via email blasts. Occasionally, last-minute email blasts sent (i.e., safety alert, need volunteers, etc.) We ask everyone to help spread these messages. **New!** Print copies of the HOA Board Minutes and the Newsletter will be available in the clubhouse for pickup by owners who do not have an email address on file. **Hand Delivery:** Print copies will be available for *hand delivery, upon request*. Please let us know to add your name to this list.

Donna Jensen: The Christmas Holiday party was a success. Thanks to those who volunteered. We would like to bring back bingo along with oldies night and card games. The Clubhouse has had some renovations including paint and new blinds, etc.

Donna reported on behalf of Jillian Lavelle:

20 properties were sold, and we have an average of a 10% turnover.

Jillian plans on holding new owners Meet and Greet with little gifts two times per year.

Fred Ausflug: Tree removal company coming next week. They will be around a while as many trees need attention. This year phase one will be done and next year phase two, \$18K total costs. We are looking at replacing mailboxes in the future. Rust is almost gone from irrigation. Call if you see any new indicators for rust. Power washing possibly in early spring. He mentions that Connie will need submissions for monthly newsletter by the 18<sup>th</sup> of every month. If you are having trouble opening any mail from an HOA email blast, contact Gwen Maloy.

An owner asks about private tree trimming options. Fred answers a work request must be submitted to HOA, but do not need city permission for just trimming.

An owner asks about dryer vent cleaning. He answers this is the homeowner's responsibility.

An owner asks about dogs on her lawn. Dogs should not be on other people's lawn.

### **Public Participation:**

An owner from Cabbage Lane asks about termite inspection and services. He was told HOA fees only cover exterior and foundation control. Inside is homeowner's responsibility.

A new owner compliments the HOA board members. She has much experience dealing with boards.

No more questions from residents.

Motion to Adjourn, meeting adjourned @ 2:51 p.m.