

## Briarwood BCA Quarterly Meeting

January 16, 2024

- Meeting was called to order at 7:00pm by President Robert Weiss.
- The following printouts were handed to community residence in attendance.
  - A. A meeting agenda printout
  - B. 2024 Operating Budget
  - C. Financial Balance Sheet as of December 31, 2023
  - D. Financial Balance Sheet as of January 16, 2024
  - E. Financial Profit & Loss; January through December 2023
  - F. Financial Profit & Loss; January 1-16, 2024
- Introduce and welcome to Boyd and Sheri from Dorchester Reality. They are present to answer questions from community members regarding; warnings, fines, gathered statistics and explain their involvement and how they operate as a third party management company.
- Official notice to community that our sitting board Secretary, Cleo McKenzie has resigned from her duties. Nominations and voting for a new Secretary will take place in New Business.
- Roll call. President Bob Weiss, Vice President Clay Rogers in attendance.
- Community member Peggy Hawkins read approved minutes from the last meeting dated September 18, 2023.
- Treasure report was presented by Maryann Weiss. Review of financial handouts 2024 Operating Budget, Financial Balance Sheets and Financial Profit and Loss statements.
  - a. Questions were open to community members

- b. Itemized detailed report was requested for Insurance, and Landscaping and Groundskeeping. (To be provided at next meeting by Maryann).
- c. The 2024 Operating Budget was approved unanimously by all community members present.
- Boyd and Sheri from Dorchester Reality introduced themselves. An explanation of their roll as the third party management company was given.
  - 1. Boyd said he drives through the Briarwood neighborhood once every (30) thirty days with a computerized housing app which highlights the address regarding specific Covenants violations. If a home is flagged a letter is mailed out as a warning of violation. The residence has 30 days to fix the violation. Boyd drives through approximately 30 days later and if the highlighted address has not fixed the warning is then submitted as a violation. This letter is mailed personally by the hand of Sheri to the United States Postal Service and if each individual community member wishes to have a second form of notifications, it is the responsibility of the resident to provide Sheri their personal email address. SHERI. [hoa2@dorchestersold.net](mailto:hoa2@dorchestersold.net) 843.563.5005 Ext.16
  - 2. BOYD gave statistics of previous years data.
    - i. 192 violations
    - ii. 70% closed
    - iii. 13% escalated
    - iv. 5% reopened
    - v. Currently 59 open violations.
    - vi. Highlighted main offenses. Landscaping, vehicle parking, non running vehicles sitting long term, trash cans, long-term sitting of pinestraw build up on roof

3. Boyd opens the floor for questions;
  - i. Community member at 402 Summercourt requested a copy of the Briarwood Bylaws and Covenants and Restrictions. (Document to be delivered)
  - ii. It was stated that Boyd is currently following the updated 2017 Covenants and Restrictions.
  - iii. Community member asks for specific definition of single family residence.
  - iv. A brief review of 1 family households and no renting of rooms was discussed.
  - v. Community member concerned of not receiving mailed notice of warning and fines. At which time a discussion of open communication to Sheri with our management company either via email or phone.

4. No more community questions addressed. Boyd and Sheri excused from the meeting.

- Welcoming Committee report, Maryann Weiss read a list of houses sold within the neighborhood.
- Architectural Review, nothing to report by Maryann Weiss.
- Social and Recreation Treva reported there are no details to report however plans to organize functions for Bingo and a Community Spring Yard Sale will be set for future discussion and organization.
- President, there is no old business to report.
- New Business
  - a. Open for volunteers to the open Secretary position.
  - b. 1 volunteer responded. President, Vice President and Treasure nominated volunteer Angela Woodruff to the position as Briarwood BCA Secretary.

- c. A vote was taken to fill the position as Secretary and unanimously supported the nomination of Angela Woodruff.
- New questions and issues opened for discussion to the community members.
  - a. Community member concerned regarding sidewalk in front of residence needing to be fixed.
  - b. A motion was set to present a list of requested changes and updates to the current BCA Covenant last update 2017
    - i. A voice second the motion to review the Covenant.
    - ii. Motion suggested to bring forth requested changes and updates to the Covenant to the next meeting was Voted unanimously by everyone attending the meeting.
    - iii. Discussions were had regarding steps needed to be taken for any such changes to Covenants
    - iv. Mention for community member to be aware of the motion to amend said Covenants to be reported within February newsletter.
  - c. Crime watch will be added within the neighborhood. Be attentive to signs and speed always while driving in our neighborhood.
  - d. No further business
- Meeting was Adjourned by President Bob Weiss.

Submitted by Angela Woodruff, Secretary