

BRIARHILLS HOMEOWNERS ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

On Monday February 15, 2010 a meeting of the Board of Directors of the Briarhills Homeowners Association was held at 14300 Briarhills Parkway. Director Parrish opened the meeting at 7:00 P.M.

The following Directors were present:

Doug Parrish	President
Les Douthwaite	Vice President
Grant Farris	Treasurer
Fred Spangler	Secretary
Brian Heil	ACC Chairman

Also in attendance was Gina Keller, representative from Residential Community Management.

Homeowner Forum

Dr. Dan Villalanti of 1031 Trapper Hill was in attendance regarding his most recent request to replace his current roof with a metal roof. Director Heil explained that the Board has received the ACC Request form and in order to make a decision on the approval or denial of the request, they will need some additional information. A letter will be sent out from the Management Company explaining what the Board is requiring in order to make a decision that will set precedence for the standards they will require for any future metal roofs. Director Farris added that in order to move forward they must create standards and guidelines as they have previously done with composition roofing. Dr. Villalanti asked if it would help if he brought other homeowner's who are interested in adding metal roofing to their homes to the next meeting. Director Heil said that the management company would be sending out a letter that the Board drafted that will list the additional information he must submit in order for the Board to make their decision. Director Parrish noted that once he was in receipt of the letter and the additional items are received, the Board would provide an answer to him within the 30 days per the ACC Request Form.

Minutes

The Board was in receipt of the minutes from January 18, 2010 meeting that were previously emailed to each member. A motion Director Douthwaite and seconded by Director Farris and approved by all present to:

VOTED: accept the January 18, 2010 Board minutes as submitted.

Financial Report

Financials - The Board reviewed the January, 2010 financials. There was a brief discussion among the members about all of the accounting information that was provided; Director Farris clarified the fact that the accounting is done on an accrual basis which is why the reports look the way they do. It was noted by Director Farris that in the future only the Income report, Balance Statement, Budget and Aged Balance should be provided to the entire Board. Director Farris will still get the entire copy of the Financials. Director Farris did have a question as to why a water bill of \$120.24 was paid when there is no water being used at either of the entrances. He suggested that maybe they should just remove the existing meters. Director Douthwaite maintained that retaining the meters is cheaper than removing them; should they want to put these back at a later date it would cost thousands of dollars. Director Douthwaite added that there should only be a \$25 meter charge; he will check the meter readings after work on Tuesday.

Security

Director Parrish asked if all present had received a copy of the email regarding the security report. The past couple of months the report has not been dropped off or emailed to Director Parrish.

Landscaping

Director Douthwaite said that spring is coming and they need to make a decision on what type of landscaping is to be placed at the entrances. Director Parrish stated that some type of xeriscape should be done at both of the entrances. Some sort of plants that don't require much water is what they want. Gina will talk with Brad at Southern Lawns and if he does not understand, Director Parrish will be happy to provide him further information.

Newcomers

None

Newsletter

Director Douthwaite has put a Newsletter together to go out in the next couple of days. He will send each member a copy via email for any revisions or additions to the current draft.

Old Business

Director Heil asked if the Board should to put together an agenda or a summary of questions that they would like to discuss with Councilman Pennington when he comes out to the meeting in April. Director Farris said that would definitely be something they should do. Director Douthwaite has put an article in the Newsletter about Councilman Pennington attending the April meeting in hopes that homeowner's will show up with questions of their own. Director Farris said that he spoke with a staff member at Oliver's office where they confirmed that he is scheduled to come out to the meeting in April. The Board will put some questions together and review those at the next meeting.

New Business

A quote to provide stickers for the vehicles was provided in each member's packet tonight. Director Parrish asked if the stickers could be done like inspection stickers so that they can be placed inside the vehicle and not outside. Gina will check into the matter. There was a brief discussion on how many people actually use the stickers. Director Heil asked Gina to check with Cindy and see what the percentage of residents in other communities such as Ashford South are actually used.

Adjournment: There being no further business before the Board, the meeting was adjourned at 8:20 p.m.

Doug Parrish

President