

## BRIARWOOD HOMES ASSOCIATION, INC

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### **MEETING notes July 10 , 2025 6:30 pm**

1. Welcome / Quorum Confirmation Tom

Present on call: Phil T., Neal B, Tom Q

2. Prior Meeting Minutes Review/Approval Tom

- Apr 10, 2025 Board Meeting  
Neal moved and Phil seconded to approve., motion passed

3. Financial Review/Approval

- 2<sup>st</sup> Qtr 2025 Finance Report Review/Approval Neal  
Funds look good. Had extra expense of having small trees growing by fence line at South pond cut down. Mowing is lower cost than budget. Tom moved and Phil seconded to approve. Motion passed.

- 4 Review new proposed Dues Policy Neal

#### **Proposed New Dues Collection Procedure**

##### **Dues Collection Procedure**

- Letter #1: \$65.00 payment sent Jan 1, via E-mail or regular US Mail if no email address known. Payment due by March 31.
- Letter #2: \$115.00 payment sent April 1, via E-mail or regular US Mail if no email address known. Payment due by May 30. (\$50.00 increase for late payment)
- Letter #3: \$165.00 payment due immediately upon receipt. (\$100.00 increase for late payment). In accordance with Article 4, Briarwood Covenant Declaration states the Association may file a lien against the property for all delinquent amounts, including interest thereon, filing fees, attorney fees, court costs and other costs of collection as incurred.

##### **Old Dues Collection Procedure**

##### **2025 Dues Collection Procedure**

- 1) Letter #1: \$65.00 payment due by February 15, 2025
- 2) Letter #2: \$75.00 payment due by March 31, 2025 (\$10.00 increase for late payment)

- 3) Letter #3: \$85.00 payment due by May 1, 2025 (\$20.00 increase for late payment). In addition; non-paying homeowner's names will be published on the Briarwood Website
- 4) Letter #4: \$115.00 payment due immediately upon receipt. (\$50.00 increase for late payment). In accordance with Article 4, Briarwood Covenant Declaration states the Association may file a lien against the property for all delinquent amounts, including interest thereon, filing fees, attorney fees, court costs and other costs of collection as incurred.

Neal explained that the current times cause him to send out more letters for delinquent accounts. This way gives people more time to pay dues.

Those present agreed to the change. It will have to be approved at the HOA Annual meeting in Oct. Tom will send out with Annual meeting agenda as well as post on website.

5. Review HOA Block Party Phil  
Donnie Woods is chair person. HOA party will be on Sept. 6, from 5:00 – 9:00. It will be held in Berwick Circle. He reported earlier that a Band is Hired "The Berwicks". HippoHot and Gradovilles Shaved Ice Trailer will be there for residents to purchase food from.. He hired a Foam Party for the event. Donnie said he would make a flyer about the party. Tom will check with him on the status of the flyer. Tom will check with Donnie if the Foam event needs a deposit. The Band The Berwicks will play from 5:30 – 7:30. Phil said he would check with city street division about closing of the street. We discussed parking and will address that later as well as garbage cans to collect trash.
6. Architecture Committee Report Phil  
Phil said we have received several requests from residents for various items. They are all working good.
7. New Business All.

Discuss Election of 3 Board members (Joe, Chris, Neal) at annual meeting. Neal said he would agree for another term. Tom will check with Joe and Chris to see if they would remain on board. We are still short one. Tom will send out emails asking for volunteers.

Condition of the house/fence and the dogs.at 1330 Berwick-  
We have had several complaints about the dog running loose, scaring people when he does. Complaints about his barking all the time. The looks of the fence with the lattice work placed on top of it. The condition of the area behind the fence. Phil will draft a letter and get approved by board before sending.

8 Next meeting Annual Meeting 10/9 7:00.  
Hyvee room is reserved.

- 9 Adjourn - Adjourned at 7:15.

