

BRIARWOOD HOMES ASSOCIATION, INC

MEETING Notes Jan 8, 2026 6:30 pm

1. Welcome / Quorum Confirmation

Members on call: Tom Q., Phil T., Neal B., Colton J., Jim K.

2. Financial Review/Approval

- EOY 2025 Finance Report Review/Approval
Neal had sent out the End of Year report prior to meeting for members to review. No questions. Phil moved to approve the report, Colton seconded. Motion was approved.
- 2026 Current Owner Dues status
Neal said he had 30 checks and estimated 30 – 40 paypal payments.

2026 Board Elections

Phil nominated Colton for Architecture Committee chair, Neal seconded. All others agreed to keep positions. Motion carried

President	Vice-President	Treasurer	Secretary
Tom Quigley	Phil Taylor	Neal Buxcel	Open

Architectural

Committee	Joe DiSalvo
Colton James	
Chair	Ginny Ridder

Jim Knot

Fertilizing – Mowing

Derik Banks (**DB Lawn Enforcement LLC**) contract was previously approved via email.

Price of Fertilizer will stay the same.

Mowing price will be \$21. A mow higher.

2025 Association Tax Reporting.

Federal Form 1120-H; Iowa Form 1120-H Forms Tom will complete forms and mail in.

Annual Meeting

Hy Vee Community Room is Reserved for our Annual Meeting Oct. 8

Annual Garage Sale

Briarwood Neighborhood Garage Sale May 2.

Review Board meeting dates:

May 7, 6:30

July 9, 6:30

Oct 1 (If Needed 3, 6:30

Oct 8 7:00 HyVee Annual Meeting

Architecture Committee Report

Neal said the latest request was for a garage and a shed. Both are underway and look very nice.

New Business

All

HOA Street Party follow up

Phil said he would be the main contact person, however like last year several Board members will help as well. Discussion on date left August 29 as the date. Will follow the basic plan as last years wrap up meeting suggested .No need for the 712 trailer we will use tables of our own. We will provide Pizza for the kids and any Adult as well. Not as much as last year as we had quite a bit left over. Will talk to Donnie about providing hamburgers and maybe hot dogs in lieu of Philly sandwiches. Avoid the waiting we had last year. Have the Foam party again as well as the Band.

New Yard Signs for Annual Meeting

Tom said we had complaints on the signs being hard to read. We have used white tape to change the date on the signs. Everyone agreed to purchase a partial strip to cover date . Estimate of \$40. To do 8 strips to cover date and just state "This Thursday".

Add second person to checking and Paypal account

Tom said we need to add another person to both accounts as backup. Neal said he thought Tom was already on the checking account. Neal will look at records. He will share the paypal login information with Tom. Tom said he was not going to do anything in the accounts, just in case of an emergency.

Flared extension on South Pond Inlet

Tom said he had not received an estimate yet from Joe Faust on cost to add the extension to the inlet. The extension would cause the water coming into the pond to gradually slow down farther out. This would alleviate the digging of a hole at the end of the inlet.

New Development North of Briarwood

Tom asked Phil if there was any update on the project. Phil said he asked for a meeting with the City Engineer. He wants to know if the city did a traffic study about what are the best for outlets of the new area. If there is no connection to Stevens road all traffic would impact Briarwood streets. The Board members prefer no connection on Berwick or Oran as was shown on initial plan we saw, and that the connection is only with Stevens Road. A meeting is scheduled for 4:00 on Tue. Jan 13. In the 2nd floor, City Hall office of the City Engineer. Any HOA Board member may attend.

Colton moved meeting be adjourned at 7:20.

Zoom Call ended at 7:20

Adjourn