

Notes from 2026 Annual Briarwood Home Association meeting

Tom Quigley welcomed everyone to the meeting.

Tom introduced the HOA Board:

Those present Tom Quigley President, Neal Buxcel Treasurer, and Colton Janes – Chair of the Architectural Committee. Those not at meeting: Vice President Phil Taylor, Joe DiSalvo , Ginny Ridder. And Jim Knott

He thanked the Board members for their continued efforts and contributions during the past year.

He started by getting approval of last year's annual meeting. Colton James moved to accept it and Ken Conaway seconded. Motion passed

Tom gave the Annual State of the Association

We were able to hold our annual garage sale this year. Plan for May 1 for the 2027 Briarwood garage sale. We schedule it for the same day as the Forest Glenn Garage sale, which helps sales.

Thank you for letting the Architecture Board know of any changes you want to make. It keeps the area looking good.

It shows our area is alive and keeping our homes looking good and current. This area is a very desirable area of Council Bluffs. Homes that go up for sale do not last long.

I believe part of that is due to the adherence to our covenants. They safeguard property values within the community, ensuring that the community is well-kept and everything looks nice. I've talked with friends that are in other HOA's.

They wish their HOA was more involved about their covenants. Their areas are getting updated with not much control and have started looking

. The HOA Block party was held on Aug.29. It was a huge success. Donnie Woods and Phil Taylor chaired the event. Big thanks to them for all their work. The kids really enjoyed the Foam Party, and the adults really liked the Band. The Band THE BERWICKS were some of our own residents. We will ask for comments later in the meeting.

How the HOA Board Responds to complaints/questions from residents(some neighbors think we're the Briarwood police, when in fact, in almost every occasion, when we reach out to a

Briarwood resident, we're just responding to feedback complaint from another Briarwood resident. Our MO, when appropriate, has been to contact the neighbor to let them know about the complaint.)

Tom said we have a safety issue about kids driving recklessly on their scooters and motor bikes . This is an ongoing safety issue. We get emails about near misses. They ride down the middle of streets at a high rate of speed. They go across intersections with stop signs without stopping. Please talk to your children and ask them to ride on the sidewalk and stop and look at intersections.

The board wishes that more owners would attend each year's Association Annual Meeting. The Association works best when all owners are actively engaged.

Neal presented the 2026 Finance Report through 9/30. He said we were on budget. All dues were paid. We were over on income due to several residents paying late fees on their dues. Colton James moved to accept and Bob Olson seconded, motion passed.

Neal presented the 2027 budget. He said the normal budget for the annual meeting was reduced due to using the Police Conference room at no charge. The contract for Mowing and fertilizing were increased by 10%.

Tom presented the Five Year Budget look ahead. The contingency fund continues to have a small growth. Everything is looking good at the present fees amount. There was a question of "Is there a maximum amount we can have in the fund?" The Board will research to see if there is one.

Colton gave the Architecture Committee Report. Residents are submitting notices of additions or updates to their residences. They are being reviewed in a timely manner. Sometimes the plans are submitted to a Board member and not necessarily to the email for Architecture committee. No problem as the Board member forwards the email to Colton. He said to continue notifying the committee on changes as it helps the area to continue to look good.

Tom reported on the maintenance that was required this year.

The city and contractor for the State Orchard Road update, repaired the area around the Briarwood Sign. Took a while and some constant pushing to get it done. The Sign area at Gladbrook is another project. We kept after the City Engineer and contractor to repair the lights. They had all kinds of excuses. Finally said they worked with MidAmerica and there was no issue with electricity to the area.. The lights must be burned out. We contacted Williams

Electric and he repaired the lights. We asked for bids on refreshing the area around the sign. We had three bids and accepted one. Work should be done soon.

Tom gave a report on the Retention Ponds.

The South Pond spruce trees (e.g., about a dozen) continue to be treated for webworms; treatment seems to have stopped infestation.

Again, there was low maintenance for the Ponds this year. Big rains moved some rocks in the South Pond creating a small pond at the end of the entrance from the West. We had the rocks moved back in place. The work that was done in 2021 to create trenches with riprap has worked and prevented major costly maintenance.

Just this week, One of our residents reported a sink hole in their yard where their fence connects with the North Pond fence. City is in the process of repairing it. In looking at the area we found that the old trench between where water was coming into the pond and being directed to the out drain was filled in with dirt. We have sent out request for bids to fix it.

The Board wants to thank Dan and Dawn Cloyd, and Scott and Debra Carnes for taking care of the yard area around our Briarwood entrance signs.

Tom said we have two current board members whose terms will end Dec 31. Phil Taylor and himself. Both agreed to have their names placed on list to be voted on. Phil was unable to attend the meeting.

Besides these two we are still short one member. We have 8 slots and only 7 now.

The floor was opened for nominations, with a chair nomination for Phil Taylor and Tom Quigley. There was no more Nominations. Nominations were closed. A Vote with hands was done for those nominated. All approved. This is 3 year Term of office and will begin January 1, 2027.

Colton presented a Proposal to change the Covenants on Roofs. The board has proposed that we change the policy for Roofs to allow metal shingles. Discussion about the wording followed. It was felt that the text "In its discretion and by written approval" was not needed as it was ambiguous to the section. Also discussion on what type of metal shingles would be approved. Colton said he researched the various types and the newer style are very strong, however expensive. With that those present did not think any resident would actually choose them. However best to have it documented in the covenants in case. With that everyone agreed to the change.

Tom asked for Comments on the Block Party. Those present thought it was a great event. Everyone liked it. Tom said the board is discussing a change in location of the Block Party, due to comments from a resident. Discussion on where to hold it followed. It was suggested we talk to Donnie about his ability to provide food if we moved it. Also need to check availability of water for Foam Party and electricity for Band as well. Tom said he talked to a Local Foam Party Company and their prices are better than the one we used before. It was suggested we look into Face Painting. Both Lewis Central and St Albert cheer leaders have done this in the past.

New Business :

There was a question about having Solar Cameras being approved for residences. Carlton said he would look into their use.

It was suggested we go out for bids on mowing and fertilizing for 2028.

There was a question about status of the townhomes project north of Briarwood. Tom said the Board met with City street departments and the project development person. The latest we know is that there will not be an entrance onto Steven Road from the development. There will be a connection on Berwick Drive and Oran Drive. This will keep additional traffic to a minimum. Project has not moved forward to City Planning.

It was asked if there was anything new on the MidAmerican Power lines project. Tom said he was just informed the day before from a resident on Orchard Road, that MidAmerican wanted to meet with them about approval to place a pole on their property. They said they would not sign agreement. Tom said he is registered to get information from the state committee of any action moving forward. He has received nothing and will look into it again.

With no further business to come before the group a motion to adjourn was made. All agreed.

Meeting ended at 8:10.