

**BRIARWYCK 114 HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

**Tuesday 29, 2017
5:30 p.m. – 7:30 p.m.**

AGENDA

**ROANOKE PUBLIC LIBRARY
308 S. Walnut
Roanoke, TX 76262**

- **Call to Order**
- **Approval of Board Meeting Minutes from May 8, 2017**
- **Old Business**
 - a. Director elections (completed)
 - b. Committee appointment and ratification (completed)
 - c. Review/approval of Monthly Financials (completed)
- **New Business**
 - a. DFW Adventure Park Skeet Shooting Noise
 - b. Bids for spacers – Brick wall repair for column caps & Finish section East of Al Slaughter
 - c. Budget 2018 Assessment increase up to \$114 – Communication
 - d. Status of Reserve Act now and after spending apron \$36K on remaining wall repair
 - e. Status of erosion from 420 Aylesbury Dr and/or 418 Aylesbury Dr causing mud on Al Slaughter/Norfolk
 - f. Flag pole light Bids
 - g. Crime Watch Status
 - h. Weeds in common areas (Dallisgrass) and lack of Bermuda along Marshall Creek - Status?
 - i. State Franchise website status?
 - j. Garage Sale Signs - A homeowner can create the corrugated plastic for \$20/each. How much is each metal sign and is there a benefit to having maintenance free metal signs? Obtain input from the ladies who handle the Garage Sale every year.
 - k. Broken Pool table - Replacement cost?
 - l. Short Term rentals resulting in large parties? Options 1) Existing "Specific Use Restrictions" in DCCR's? or 2) Existing rule requiring the lease be provided to the board within 30 days of the lease start date (violation?) or 3) Amend Bylaws to require a minimum of six month rent/lease (requires 70% of homeowners agree)

- m. Insurance policy financing - How much are we paying in interest? What options do we have to stop this practice and what are the negative side effects if we do (if any)? Will paying every year or every 6 months cause a financial strain on the HOA?
 - n. Workman's compensation insurance - Cost? Who does it cover and should we eliminate it?
 - o. Pool Chemical Charges - Review pool contract and contact Pool Vendor to better understand this. What chemicals are included in contract? Does it make sense financially to include chemicals we may not use in the contract? Or is it best to include every chemical in the contract for simplicity?
 - p. Include Winterizing in pool contract? Benefit? Does including it in the contract increase our monthly charge and limit our ability to do it ourselves?
 - q. Develop new post builder management contract / Seek bids from other management companies and Re-bid for SBB - Finance Committee
 - r. Pool Emergency Guidelines - Why was a light bulb changed after hours? Develop an Emergency Guideline in new management contract. Possible definition: 'Anything that could potentially harm person or property'?
 - s. Develop "scorecards" for vendors? - Benefit / Risks / Needed?
 - t. Redesign/standardize proxy process?
 - u. Clean up HOA website Directory and E-Blast list
- **Executive Session**
 - a. Review delinquencies
 - b. Aggressive approach to HOA delinquencies - Options? Risks?
- **Fourth quarter Board of Directors Meeting date – To be determined**
 - **Adjournment**