

BRIAR RUN ESTATES OWNERS ASSOCIATION, INC.
2021 ANNUAL MEETING MINUTES
February 25, 2021

Homeowners Present:

Screen shot available for virtual attendance

Others Present:

Marla Elkon, Community Manager

I. Call To Order and Establish Quorum:

The meeting was called to order at 6:08 PM by Marla Elkon and was held virtually. The quorum requirement is 10 homeowners by proxy or in attendance. Therefore, quorum was met by 11 Lots represented in person or by proxy. Screen shot served as the official record of those present.

II. Proof of Notice of Meeting:

Meeting packet was mailed January 26, 2021 with an updated postcard sent on February 5, 2021 that served as proof of meeting.

III. Review/Approval of Prior/Annual Meeting Minutes:

MOTION was made by Alan LaBoda and seconded by Joe Bosco to approve the minutes of the 2020 Annual Meeting, with a minor edit to update the quorum requirement. Motion passed unanimously.

IV. Financial Report:

Marla Elkon provided a detailed review of the current financial report as of January 31, 2020 with the addition of discussion of the 2021 budget. Marla Elkon is to provide an update explanation of the balance sheet as well as an Income Statement for the previous year to show actual expenses.

V. Election:

There were three open positions for election. Call for nominations were sent December 21, 2020. Joe Bosco, Becky Dingus and Barbara Sobol self-nominated. MOTION to approve by acclamation made by Alan LaBoda and seconded by Karen Davis.

VI. Unfinished Business

Discussions were had wanting a dumpster day in the Spring for yard waste and trash (if feasible). Marla Elkon will contact several companies to gather current costs.

VII. New Business

Joe Bosco presented rationale for assessments being increases and spoke about the reserve study that had been completed. The discussions included but not limited to: review of pavement conditions and repair with paving contractor; dialogue with Ranson about annexation and President's Pointe traffic; dialogue with Jefferson County about through traffic.

VIII. Adjourn:

There being no further business, MOTION was made by Barbara Sobol and seconded by Alan LaBoda to adjourn. The meeting was adjourned at 7:46 PM.

*Minutes submitted by M. Elkon,
Community Manager*