

BRIAR RUN ESTATES OWNERS ASSOCIATION, INC.
2022 ANNUAL MEETING MINUTES
February 22, 2022

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 6:43 PM by Joe Bosco and was held virtually. The quorum requirement is 10 homeowners by proxy or in attendance. Therefore, quorum was met by 12 Lots represented in person or by proxy. Screen shot serves as the official record of those present.

II. Proof of Notice of Meeting:

Meeting packet was mailed January 20, 2022 that served as proof of meeting.

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

MOTION was made by Barbara Sobol and seconded by Joe Bosco to approve the minutes of the 2021 Annual Meeting. Motion passed unanimously.

IV. Financial Report:

Marla Elkon provided a detailed review of the December 2021 Balance Sheet as well as the December 2021 Income Statement to show actual income/expenses for 2021. In addition, the 2022 budget was shown and discussed.

V. Election:

There were three open positions for election. Call for nominations were sent December 17, 2021. Joe Bosco, Becky Dingus and Barbara Sobol were self-nominated. MOTION to approve by acclamation made by Judy Ott and seconded by Alan LaBoda.

VI. Old Business:

Joe Bosco reported on and led discussion on three ongoing issues:

- Assessments have been increased, as recommended by the 2019 Capital Reserve Study to fund the need for road repair in the near future, possibly in 2023. Inflation of costs will also present a problem.
- The HOA formed a committee to review pros/cons of annexation into Ranson and present the option to all homeowners for a petition vote. The committee has 4 members and will try to add more homeowners.
- Presidents Pointe earthwork will continue through 2022. HOA will convey homeowner issues about blasting to Stanley Martin Co. and encouraged others who have had issues to report them to the board.

VII. New Business:

- Joe Bosco raised the need for repainting the speed bumps. The HOA board will consider.
- The HOA board informed homeowners that Marcus Enterprises, the original developer of Briar Run is proposing to build 9 new homes on a parcel of land between Cottontail Drive and Flowing Springs Road. Access to these properties would be via an existing easement on Cottontail Drive. The parcel was annexed into Ranson in 2009. The proposal is preliminary and would have to be reviewed and approved by City of Ranson. Homeowners expressed many concerns; one being whether the lot development would require blasting. Marla Elkon will reach out to Marcus Enterprises to see if a geological survey is or will be available.

VIII. Adjourn:

There being no further business, MOTION was made by Becky Dingus and seconded by Judy Ott to adjourn. The meeting was adjourned at 8:35 PM.

A brief organizational meeting was held after the annual meeting to determine officer positions. Officer positions are as follows: Joe Bosco, President, Becky Dingus, Vice President and Barbara Sobol, Secretary/Treasurer.

Minutes submitted by M. Elkon, Community Manager