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BRIAR RUN ESTATES OWNERS ASSOCIATION, INC.

2023 ANNUAL MEETING MINUTES

-- May 2, 2023 --

Homeowners Present--See attachment **Others Present: a few owner companions**

I. Call To Order and Establish Quorum

The meeting was called to order at 7:00 PM by Joe Bosco. The quorum requirement is 10 homeowners by proxy or in attendance. Quorum was met by 27 Lots represented in person or by proxy.

II. Proof of Notice of Meeting

Meeting packets were mailed on March 23 and April 18, 2023, that serve as poof of notice of the meeting and contained nomination forms, the agenda, the 2023 budget, a report on the annexation effort, and ballots and proxies.

III. Review and Approval of Prior Annual Meeting Minutes

Motion was made and seconded to approve the minutes of the 2022 Annual Meeting. Motion passed unanimously. Motion was made and seconded to approve the 2023 Budget. Motion passed unanimously.

IV. Election of Directors

There were three open positions for election. Call for nominations was mailed on March 23, 2023. Joe Bosco and Barbara Sobol were self-nominated. Judy Ott was nominated by Barbara Sobol. Motion to approve was made and seconded. Motion passed unanimously.

V. 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.

VI. 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.

VII. 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.

*Minutes submitted by M. Elkon,
Community Manager*