

## 2024 Fall Meeting Minutes

November 7, 2024

The Annual Fall Briargate Second Owners Association Meeting was called to order at 6:30 PM at Lowe Park by Jim Moeller.

- There were 18 resident representatives present including Jim, Deb Krebill, and Sue Green, our association President, Vice President, and Secretary respectively.

Sue Green recorded the names of those present and updated contact information.

- There was a typo correction in the 2023 Fall Meeting Minutes and those have been added to our website.

Jim went over the Treasurer's Report and the 2024 Budget. If you need a copy, please email [briargatesoa@gmail.com](mailto:briargatesoa@gmail.com) and we will email you one.

- Concrete work is going to be done on Saratoga Drive and Saratoga Court this Fall and Winter. There is cracking and missing concrete on all our private streets and those will be patched and caulked to slow deterioration. We will start on Saratoga because it is the oldest street and work toward the north.
- The Association is responsible for building exterior and garage door panels, while the unit owner is responsible for studs in, vents, windows, entrance doors, garage door track, springs, and bottom seal. The residents voted tonight that units are bought "as is", and the opportunity to request repairs to derecho damaged garage doors as expired.
- It is important to have adequate condominium insurance for the interior of your condo. Our association's insurance provider, State Farm Insurance, suggests the following guidelines:

Coverage A Building Property: 75% of market value (make sure it is replacement value)

Coverage B Personal Property: Personal decision, usually between \$50,000 - \$100,000

Loss Assessment: \$25,000

Back-up Sewer and drain (for units with finished basements): 30% of personal property

- Unit owners with sump pumps are solely responsible for maintenance and replacement of the sump pumps.
- Gutters and tiling can overflow during heavy downpours and does not warrant larger gutters or tiling as water can only flow horizontally so fast.
- To avoid a pipe from bursting inside a wall due to extremely freezing weather, it is recommended you turn off the water supply to your outside spigots and disconnect any hoses.
- Trees on Churchill Court and Churchill Drive will remain in place as suggested by the City of Marion and by the association's arborists.
- Assets are growing as projected. Included in the Budget are 3 options for continued growth in assets. How fast do we want to grow? Option A estimates growth at an increase of \$5.00 per month, Option B, at \$10.00 per month, and Option C at \$15.00 per month. The residents present at tonight's meeting voted to increase monthly fees by \$5.00 per month beginning January 1, 2025. This will keep up with the average inflation rate.

Deb Krebill has been making priority lists of things that need to be fixed.

- She has been maintaining one of the retention ponds and will be starting on the other in the Spring. She asked if anyone noticed trees that have dropped branches or needed trimming to contact her by email.
- If there is anything on the property that needs to be fixed, please tell us.
- Deb explained that the Association is responsible for maintaining the mailboxes. She has sprayed all the locks with a dry lubricant so they should be easier to open. She cautioned about spraying WD-40, which does more harm than good.
- She trimmed trees and weeded the Briargate sign over the summer. It was impossible to keep that area watered, so many of the plants may need to be replaced in the Spring.
- Please let us know if a green tiling cover is missing so we can replace it as soon as possible.

Jim was nominated for another term as President.

- Voting was unanimous for his return. Jim gladly accepted saying it is important to him that the Association continue to be at its best.

Pallavi Patel provided cookies! Thank you so much!

The meeting adjourned at 7:30PM.

Sue Green, Association Secretary