

Briarcliff Homeowner Association
Annual Meeting Minutes June 6, 2024

Meeting was called to order by Warner Johnson of Duckworth Morris Real Estate. Mr. Johnson introduced Pam Baker with Duckworth Morris as the property manager.

Mr. Johnson explained that the association was formed in 1977 and that the covenants are deed restricted. Mr. Johnson explained that a group of homeowners got together and decided to utilize the covenants and get the HOA back up and running in order to help keep the property values up. Mr. Johnson shared a statistic that 90% of homes are in an HOA and hold their values better than the ones without HOAs. These are generally unkempt homes that don't maintain the exterior of their home.

Mr. Johnson reviewed the services that we offer HOAs such as accounting, budgeting, paying vendors, driving through the neighborhood making sure that the covenants are being followed, holding annual meetings, keeping homeowners informed.

Mr. Joe Anders said that they have lived in Briarcliff for almost 48 years-since October 1976-and it has been a convenient, safe place with good neighbors to live in and raise our family. For most of us, our home is one of the biggest investments we will make; from the beginning and now, we have supported, participated in, and appreciated the work the HOA has done to preserve the property values in the neighborhood.

Mr. Dwight Cammeron commented that the dues were previously \$52 annually and that there was never any money to do anything in the neighborhood.

Ms. Joannie Duff said that people were asking what the money goes to and explained that previously there wasn't much participation in paying the dues previously. Mr. Dwight Cammeron confirmed this as well and explained that this has been a process.

Mr. Johnson discussed delinquencies and explained the process for collecting the dues. He said that we send out unpaid dues notices and a letter of intent to turn over to an attorney before the account is turned over in order to give the homeowner the opportunity to pay the past due fees. He mentioned that dues are a continuing lien against the property and that if the homeowner goes to sell the property the lien would need to be paid prior to closing the home.

A homeowner said that his realtor told him that there would be a recreation center and that one was never added.

Another homeowner mentioned that they were never told about the HOA and Mr. Johnson explained that they were deed restricted.

Ms. Cammeron mentioned that the current board went door to door in the neighborhood and obtained signatures from homeowners to resurrect the HOA and that 85% agreed to be members of the association. She explained that the board felt a management company should be hired to help enforce the restrictions. A homeowner was concerned that he would be fined if his trash can was out at 6pm the day of pickup and she said they weren't being that strict. Mr. Johnson said that the documents explain everything. He also pointed out that

if there are any fines that the association receives the money from the fines and not Duckworth Morris.

Ms. Sue Thompson asked why everyone didn't receive the notice for the meeting. Mr. Johnson explained that the notice was mailed to everyone.

Mr. Johnson reviewed the budget which contains grounds maintenance, insurance, management fees, legal, office supplies, social and accounting. Ms. Thompson asked about the budget having a date of 2023. Mr. Johnson explained that this was the proposed budget from when we began managing the account but we would put together a more detailed budget now that we have almost a year of actual expenses. Another homeowner mentioned that there is not a common area. Mr. Cammeron explained that the state has turned the property over to the city and the city doesn't have a set schedule for mowing the front of the neighborhood so the association pays to maintain the area so that the neighborhood looks good.

A homeowner asked what could be done to repave the streets, especially Briarcliff Drive and Mr. Cammeron explained the way the streets were handled by the city

Ms. Baker introduced the board members, Beverly Cammeron, President, Frederick Cody, Vice President, Joannie Duff, Treasurer, and Board Members Dianne Gosa, Charles Carter, Donna Anders, Joe Anders, Howard McCane, Marzett Hinton, and Dwight Cammeron. Mr. Johnson explained that since the board was newly formed it would remain in place until the next annual meeting at which time nominations for board members will be held.

Mr. Johnson asked that homeowners provide their phone number and email address so that Duckworth-Morris can text or email information in order to save the association mailing expenses.

Mr. Johnson mentioned that if anyone had any questions or concerns they could email Pam Baker at pam.baker@duckworth.com or call 205-345-1810.

Meeting was adjourned by Warner Johnson