

# BRIERCLIFF

## HOMEOWNERS ASSOCIATION

P.O. BOX 461

Hamburg, NY 14075

**BHOA meeting Date: January 16, 2022 via ZOOM**

### ATTENDANCE:

Board members: Don Grundtisch, Patti Michalek, Kyle Kraus & Gregg Gray. Dennis Lanning was absent.

Officers: Don Grundtisch (President), Terry Nuermberger (1<sup>st</sup> Vice President) & Marty Hernik (2<sup>nd</sup> Vice President). Andrea Livsey (Treasurer) was absent.

### REVIEW OF MINUTES:

- Reviewed 11/07/21 minutes

### TREASURERS REPORT:

Checkbook Balance on 11/07//21	\$ 3,026
Receipts:	
Dues	-
Late fees	-
Total Receipts	-
Disbursements:	
Lawn & Landscaping	772
Zoom	150
Legal Fees	175
Utilities	98
Miscellaneous	17
Total Disbursements	<u>1,212</u>
Checkbook Balance on 01/16/22	<u>\$ 1,814</u>

2 homeowners still in arrears for 2021 dues. Late notices have been mailed.

### OLD BUSINESS

- Dead trees at the Cloverbank entrance will need to be removed.
- Due to potential workers compensation/NYS disability issues if injured, the board changed their decision & will not have the 2 homeowners clear & maintain the brush & trees along the Christopher Blvd edge of the ponds in exchange for waiving their dues.
- Sign for "Homeowners Only" will be installed at the recreational area.
- The town is in the process of replacing the street lighting in the town with LED lighting. In conjunction with their project, we will research the cost of switching the streetlight heads & possibly adding bases to the 37 streetlights in the development. A rough estimate of replacing just the heads would be \$1.5k to \$2k per head. The town does not recommend painting the poles due to the paint chipping.
- Homeowners with structures on HOA property have added the HOA to their homeowners' insurance policy to reduce potential liability. The structures will be removed when they sell their property.

- DATO presented a revised sketch plan at the town planning board on 01/05/22 with minor changes. The checklist for original Environmental Impact Study (EIS) was discussed. The options are to declare a negative declaration (no changes) or prepare a supplemental EIS. A previous study assessing the overall open space of entire PUD (not just our development) needs to be reviewed. There is some ambiguity of what counts as open space – storm water management area, parking lots, etc.? New storm water regulations are coming out possibly this month. DATO will review checklist before the next meeting on 01/19.
- Letters from an attorney were mailed to homeowners with structures on HOA property to reduce potential liability. Some of the structures have been removed at this point.
- The board is planning to switch the HOA website provider & Gmail to improve communication, most likely in Q1 of 2022.

#### **COMMITTEE REPORTS:**

- **Green Space Committee**
  - Marty will be obtaining competitive landscaping quotes for 2022.
- **Sunshine Committee** - member is Donna Lucas & liaison is Andrea Livsey
  - 5416 Pond Brook & 5138 Briercliff sold. Welcome basket will be delivered.
- **Architectural Committee** – Terry Nuermberger
  - Nothing to report
- **Events Committee** – member is Lindsay Wahler & liaison is Terry Nuermberger
  - Nothing to report

#### **NEW BUSINESS**

- The 2022 budget passed at the annual meeting on December 8<sup>th</sup> via Zoom. Annual dues increase from \$220/\$110 to \$250/\$125. The 2022 budget was emailed to homeowners along with the 2021 budget vs actual report on November 8<sup>th</sup>. Homeowners were requested to reply to the email with their budget vote by December 5<sup>th</sup>. The Zoom invitation was emailed to all homeowners on December 5<sup>th</sup>.
- Don Grundtisch & Kyle Kraus were reelected as board members for the 2-year term from 01/01/2022 – 12/31/2023. A separate email was sent to all homeowners on 11/15/21 with the ballot.
- The board will be reviewing the architectural review process as it relates to solar & metal roofs.

**Next Meeting: February 27, 2022, at 7 pm via Zoom**