

BRIERCLIFF HOMEOWNERS ASSOCIATION

P.O. BOX 461
Hamburg, NY 14075

BHOA meeting Date: November 9, 2025

ATTENDANCE:

Board members: Don Grundtisch, Dennis Lanning & Patti Michalek (Kyle Kraus was absent)

Officers: Don Grundtisch (President), Jeff Crossett (Vice President), Andrea Livsey (Treasurer) & Kim Buck (Secretary). (Matt Maciejewski was absent)

REVIEW OF MINUTES:

- Reviewed 09/28/2025 minutes.

TREASURER REPORT:

Checkbook Balance on 09/28/2025	\$7,233.90
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Receipts:

Dues – current year	125.00
Total Receipts	<u>125.00</u>

Disbursements:

Lawn & Property Maintenance	3,280.63
Utilities	92.11
Website	<u>13.05</u>
Total Disbursements	<u>\$3,385.79</u>

Checkbook Balance on 11/09/2025	<u><u>\$3,973.11</u></u>
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Four homeowners owe dues for 2025.

Annual dues were due by 02/28/25 & can be paid through Zelle.

OLD BUSINESS:

- Culvert flooding – The County has cleaned out the ravine on Amsdell.
- There is still a Board position vacant as well as the Events Committee position. Please contact Don Grundtisch at (716)818-1453 if you are interested in either position.

COMMITTEE REPORTS:

- **Green Space Committee** – Jeff Crossett
 - Nothing to report.
- **Sunshine Committee** – member is Donna Lucas & liaison is Andrea Livsey
 - Nothing to report.

- **Architectural Committee** – Matt Maciejewski
➤ Nothing to report.
- **Events Committee** – member position vacant & liaison is Don Grundtisch.

NEW BUSINESS:

- The Board has agreed to hire Standard Property Management on a month-to-month basis at a cost of \$250/month beginning January 1, 2026. The management company will be performing most of the duties of the current officers. The \$3k annual cost will be partially offset by elimination of the treasurer & 2 vice-president officer positions. The president & secretary officer positions will remain. The Board will continue with its current duties & responsibilities.
- Jeff received quotes for HOA greenspace services for the 2026 budget year for Ensers and Turtenders and will sign contracts for both.
- Kim spoke with Modern Disposal regarding their contract with the Town of Hamburg beginning April 1st, 2026. Per Modern, an informational flyer will be sent to every resident sometime in February 2026. For those who already use Modern, you will receive your last invoice in January of 2026. After that, your refuse service will be included in your taxes. If you currently have Waste Management as your service provider, suggestion is that you could switch to Modern for the January to April period so that when Modern takes over in April your service will be all set. As mentioned previously, if you choose to stay with your current service provider other than Modern, you will not receive a discount on your tax bill. If you have further questions, please contact Modern Disposal at (716)754-8226.
- 2026 budget was approved by the Board and will be emailed (mailed if no email) to all homeowners by November 13th to approve/disapprove along with ballots for three Board positions in conjunction with the annual homeowners meeting on December 10th.

Next Meeting: Annual homeowners meeting on Wednesday, December 10th, at 7 pm via Zoom.