

February 7, 2006  
Briar Meadow Home Owners Association  
Meeting

Beautification:

John Domin Explains that changing lawn care services is not as easy as it seems.

\$1million in insurance is required by the city for any lawn service contracted with any HOA.

PLM has never raised prices, and won't for current clients

John has asked PLM where we can cut . Blake, with PLM, will look at our needs and get back to John about trying to cut.

Lights—Plano Beautification grant was applied for to put lights at entrances. John would like to revise the grant application to use the money to install an Irritrol-Smart Watering Meter. The system downloads info from satellite and allows you to program the type of soil, and climate we have. Then the system will only water the amount you need. Download service is about \$40/year. We need 3 of these units at a cost of \$775. We could install one on the most expensive water meter first.

Membership:

We could increase rates, or increase participation by decreasing rates

Historically people don't get anything for their money. There isn't any "membership" benefit, such as a pool, or clubhouse.

Idea: Don't stress the HOA is not mandatory, tell people the city requires maintaining the entrances. If we don't maintain them, the city will mow, but not water, this could compromise the brick wall and cause cracks or settling. Home values will be effected if this happens.

Have 2 membership levels. 1) full membership \$120 2)maintenance only membership \$100.

If we have enough maintenance only members, we could drop the price.

Go through the neighborhood house by house. Show pie chart, enumerate the value of maintaining the common areas and what will happen if we don't maintain.

We could reduce membership dues and more may join. Is the amount what keeps people from joining?

We could either go Door to Door, Send a Flyer with a list of reasons to pay, like a talking points.

Summary:

Proposal 1: get non members now to donate \$100 to maintaining entrances only.

Members-give renewal notice-early may (on our normal schedule)

Proposal 2: Commitment by pledge drive. Request \$100 pledge and see if enough houses respond.

Options: 1. no more newsletters 2. more ads as fundraiser.

Action Items:

Tony will schedule meeting for approximately 2 weeks

Darren will draft talking points and send to Tony who will distribute ahead of meeting.

At next meeting, we will need a quorum and review proposals.