



Briar Cove Annual Meeting

November 21, 2019

Documents

1. Proxy Voting on Briar Cove Form

Bylaw, Article II, Section 9 (page 33):

Proxy. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his or her Residential unit or upon receipt of notice by the Secretary of the Board of the death or judicially declared incompetence of a Member or upon the expiration of eleven (11) months from the date of the proxy."

State statute IC 23-17-11-6b states "Unless articles of incorporation or bylaws prohibit or limit proxy voting, a member may appoint a proxy to vote or otherwise act for the member by signing an appointment form: (1) personally; or (2) by an attorney-in-fact", so it would seem reasonable to **"limit proxy voting" to an official form provided by the association.**

Proxy. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be on the form provided by the Association in writing and filed with the Secretary before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his or her Residential unit or upon receipt of notice by the Secretary

of the Board of the death or judicially declared incompetence of a Member or upon the expiration of eleven (11) months from the date of the proxy.”

2. Regarding dogs

Article XI, Section 10 currently states: “Under no circumstances whatsoever shall any dogs be allowed on the Property which are a breed known to bite people, such as pit bulls, Doberman Pinschers, German Shepherds, Rottweiler, etc. Every person owning or having possession, charge, care, custody or control of any permitted dog shall keep such dog exclusively upon his or her own premises; provided, however, that such dog may be off the premises if it be under the control of a competent person and restrained by a chain, leash or other means of adequate physical control.”

Recommended change to:

“Every person owning or having possession, charge, care, custody or control of any dog, cat or other uncaged pet shall keep such pet exclusively inside his Residential Unit or inside the confines of such Owner's Residential Unit; provided, however, that such pet maybe outside of the Owner's Residential Unit if it be under the control of a competent person and restrained by a chain, leash or other means of adequate physical control. All Owners must control their pets at all times, whether or not such Owner is present, in a manner that will prevent any pet from (i) making noise at objectionable sound levels for extended periods of time, whether continuously or intermittently, (ii) endangering the health or safety of other Owners, their families, guests or invitees or creating fear in other Owners as to the safety of themselves, their families, guests or invitees, or (iii) otherwise constituting a nuisance or inconvenience to the Owner(s) of any other Residential Unit; all of the foregoing as determined by the Association. Any pet identified by the Association as a potentially dangerous animal constituting an unreasonable risk or threat to any other Owner or as to other Owners generally, whether or not such risk or threat is deemed immediate or imminent, or as to the family, guests or invitees of any Owner or other Owners generally, whether due to the type, kind or species of such animal, or its size, natural proclivities or inherent nature, or as a result, whether in whole or in part, of the known tendencies, habits, disposition or history of such animal, or as a result of the manner in which such animal generally is supervised and controlled by its owner, or for any combination of any of the foregoing reasons, shall be subject to such further restrictions or control as the Association may in its absolute discretion deem appropriate, which further restrictions or control may include, without limitation, any one or more of the following additional requirements: (a) constant restraint of the animal by means of a cage, chain, leash or other means deemed appropriate and approved by the Association at all times while such animal is outside an Owner's Residential Unit, even while such animal is in the area of such Owner's Residential Unit within a buried invisible fence; (b) limitations on the time periods or durations that such animal is permitted to be outside of its Owner's Residential Unit; (c) prohibiting the animal to be outside a Residential Unit at any time without its Owner present; or (d) permanent removal of the animal from the Property.”

3.Sports Equipment

Changing Article XI, Section 9

Basketball Equipment. No basketball hoops or backboards are permitted on any Common Area, lot or Residential Unit.

To read as follows

Sport-Related Equipment. No sports-related equipment such as basketball hoops or backboards, hockey nets or goals are permitted on any Common Area, lot or Residential Unit.

4. Tree Inventory (attached)



Dear residents of Briar Cove,

The following document is the Tree Management Plan, created by Scott Polster (arborist, Forever Green). Scott has reviewed all of the Briar Cove owned trees in our development. He has created a spreadsheet and also a map listing the address, types of trees and which trees are ready for immediate removal. With these 2 different formats, you should be able to follow where your trees are located and their current status.

This inventory is only a snapshot for today; it will be taken periodically to be sure that Briar Cove is taking care of its trees in a responsible way.

Scott's recommendations are based on the following 3 Considerations:

- 50% Rule: if the tree is half or more not viable, it is a candidate for removal. If it looks like the tree is 50% or more viable and can be saved, it will not be removed.
- 3 Plant Rule: More than 3 trees in our backyards will create problems for the trees. If the developer planted more than 3 trees in the backyard, there will be candidates for removal so that some of the trees can survive. Overplanting is a problem for survival.
- Competition: If there are other plants that are overtaking the yard, this creates competition for the trees to survive.

There may also be site-specific mismatches. The berms are dry areas, the perimeter wetlands are wet, and the entry areas are in-between. Replacement trees and candidates for removal need to be considered with this in mind. We will consult with the arborist as necessary.

It will be noted that only shrubs will be planted to replace trees that are cut down on the perimeter of our development. This has been Board policy and will continue to be. Replacement lot line trees and replacement bushes are noted on the Briar Cove website.

The Board of Briar Cove considers our trees an important asset and responsibility. We are fortunate to have a knowledgeable arborist to assist us in maintaining the trees in our development.

Regards,

Briar Cove Board



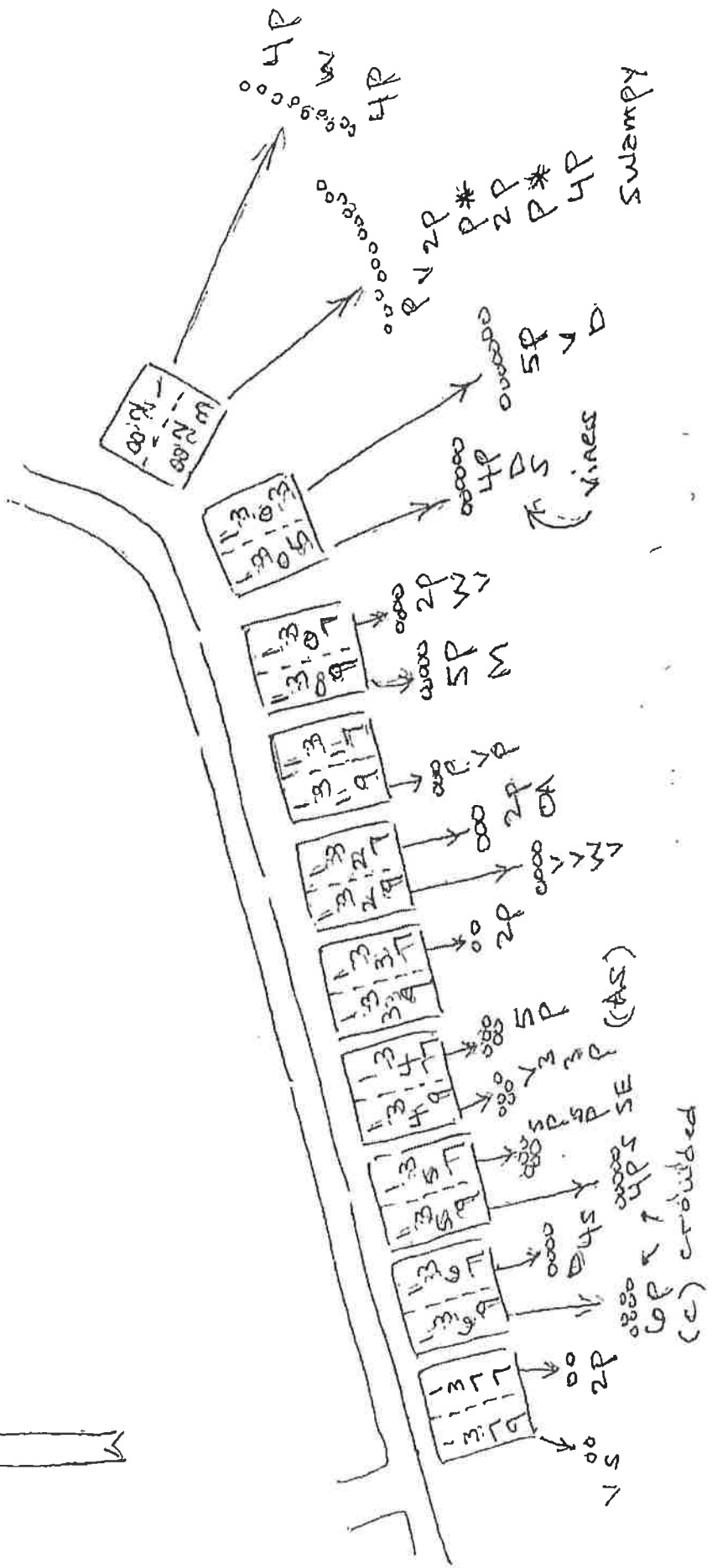
Forever Green Plant Health Care

P.O. Box 480
St. John, IN 46373
219-365-6778
Fax 219-365-1430

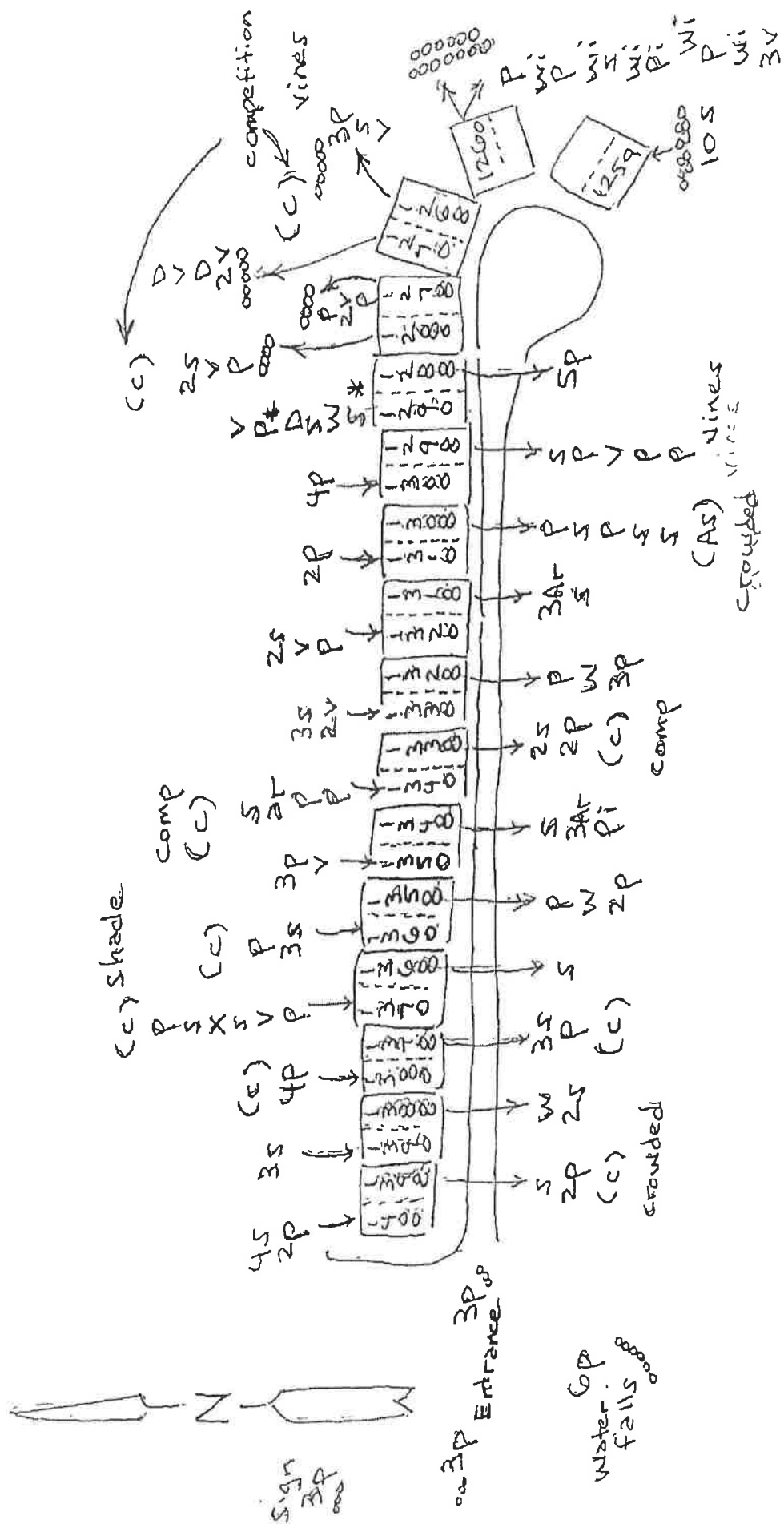
Master Plant List Briar Cove

A. Ash
AS. Aspen
B. Birch
C. Cottonwood
D. Dogwood
E. Pear
F. Fir
H. Hawthorn
L. Elm
M. Maple
o. rose of sharon
OA. Oak
P. Pine
Pi. Poison Ivy
r. Arborvitae
S. Spruce
se. Serviceberry
v. Viburnum
w. Winterberry
x. burning bush

CHARLENOIX WAY (EAST)



MAC-K (EAST)



PLANT KEY:

- Ar. Arborvitae
- AS. ASPEN
- C. COMMONWOOD
- COMP. COMPETITION
- D. Dogwood
- P. PINE
- Pi Poison Ivy
- S. SPRUCE
- W. Viburnum
- Wi. Willow
- W. Winterberry
- X. Burning bush

110

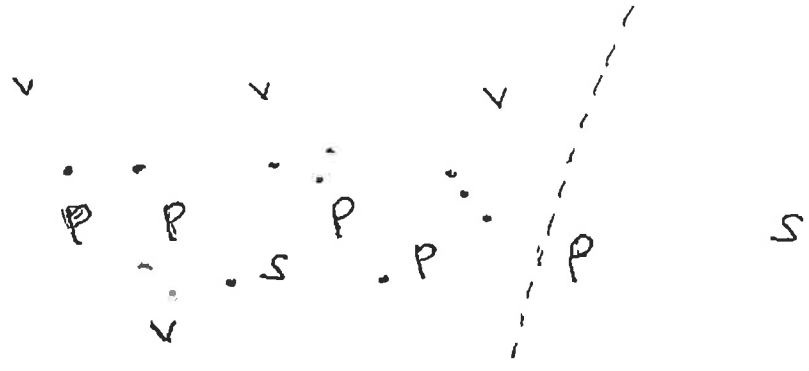
WEST BERM Traverse City



1355

1351

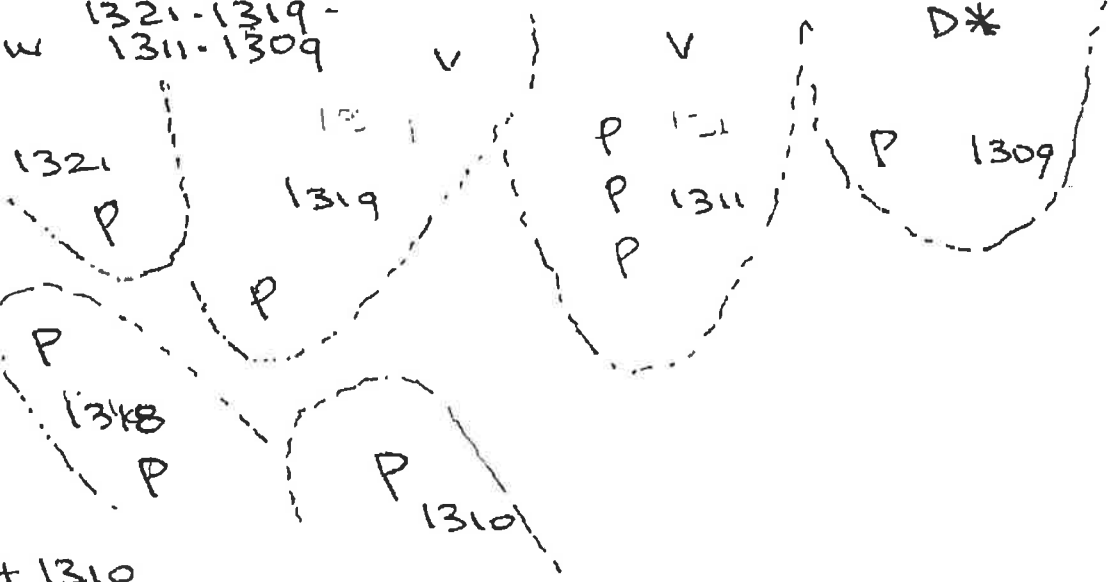
• =
Alberta
Spruce



EAST BERM

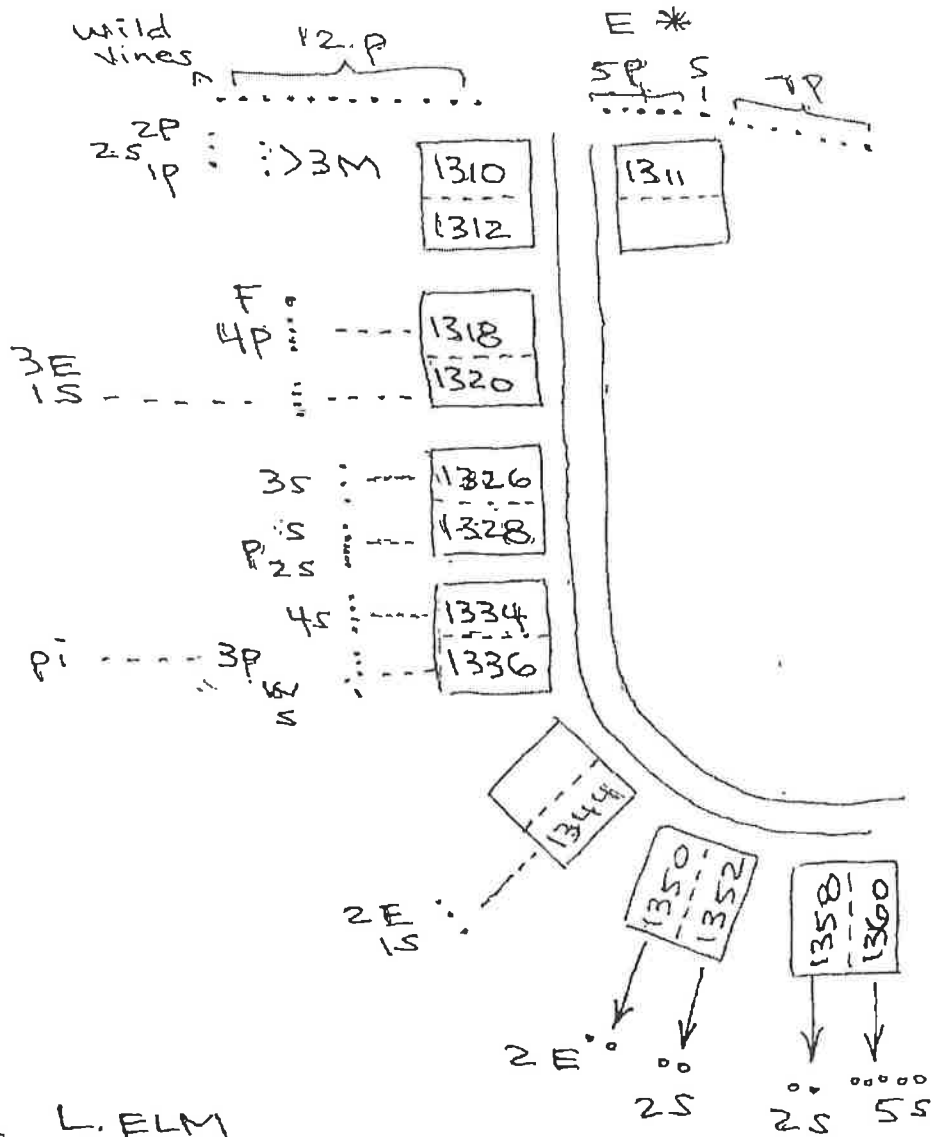
Mackinaw 1321-1319-
1311-1309

D*



Charlevoix
1318 + 1310

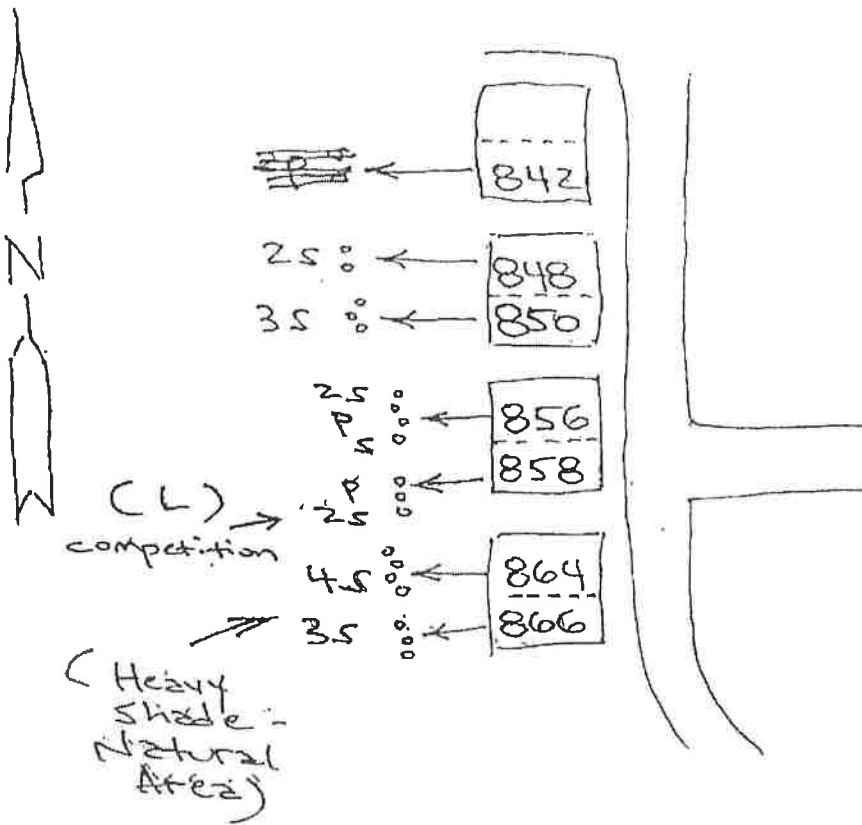
LUDINGTON



PLANT KEY:

- E. PEAR F. FIR L. ELM
- P. PINE pi. poison Ivy S. SPRUCE

MANISTEE



PLANT KEY :

L. ELM

P. PINE

S. SPRUCE



East to West Mackinaw (West)

*removal candidate

1408	S	P							
1410	P	P	P						
1418	S	S							
1420	P	P							
1428	P	P	P*						
1430	P	P	P	(CT)					Native species competition
1438	S	S	S	(AS)*					
1440	S	P*							
1448	P*								
1450	S	S	S	S					Tight spacing
1458	(AS)*								
1460	P*	P	P						
1468	PE	P	4Ar						
1470	S								
1478	r	v	a	v	a	v	M	B	
1480	v	w	v	S					
1488	D(LH)		S(CT)	S	S				
Common		P*	P	P*	P	S			



Ludington

1311	P	P	P	P	P	P	P	
side		S	P	P	P	P	P(EL)*	Entrance

1310 Entrance

P	P	P	P	P	P	P	
Side	P	P	P	P	P [wild vines-last two]		
Back	P	P	S	S	P		
N to S			M	M	M		

1318	F	P	P	P		
1320	E	E	E	S		
1326	S	S	S			
1328	S	P	S	S		
1334	S	S	S	S		
1336	P	P	P	W	S	
		(pi)	(pi)			
1344	E	E	S			
1350	E	E				
1352	S	S				
1358	S	S				
1360	S	S	S	S	S	

W→E



Manistee
N→S

842	X	X			
848	S	S			
850	S	S	S		
856	S	S	P	S	
858	P	S	S		(L competition)
864	S	S	S	S	
866	S	S	S		(heavy shade M L BE)



Charlevoix (East)

1379	v	S					
1377	P	P					
1369	P	P	P	P	P	P (CT)	competition
1367	D	S	S	S			
1359	P	P	P	P	S		comp
1357	P	P	P	v	se		
1349	v	B	P	P	P		
1347	P	P	P	P	P		comp
1339							
1337	P	P					
1329	v	v	w	v			wet site species good match
1327	P	P	OA				
1319	P	v	P				
1317							
1309	P	P	P	P	P	M	
1307	P	P	w	v	(AS)*		
1305	P	P(vines)	P	P	D	P	
1303	P	P	P	P	P	v	D
		S→N					
823	P	v	P	P	P		*P (leaning) swamp
	P	P*P	P	P	P		
821	P	P	P	P(leaning)	w	P	
	P	P	P				



Charlevoix (West)
W→E

1495	S	S				
1493	P	P	P	P	P	
1487	P	P	S			
1485	S	S	S	S		
1479	S	P	P	v	o	
1477	v	M	w	M	S	
1469	S	S	S	S	(CT)	competition
1467	S	P	P	P*	P	CT + vines
1459	P	P	P	w		
1457	P	P	v	P	P	
1449	S	S	S	o	o	(M)
1447	P	PP	(CT)	P	P	
1439	P	P	P	M	P	
1437	P	P	P	P*	P	P
1429	P	P				
1427	P	P		P	P	v
1419	v	v	P	S		
1417	P*	v	v	P	P	P
1409	P	P	w	(CT)	(pi)	w
1407	D	P	P			
1399	v	x				
1397	5 x					
1389	P	P				
1387	P	P	P	S		