



Briarcliff Homeowners' Association

Annual Meeting

December 18, 2025

7:00 PM via Zoom



Welcome!

Agenda



Welcome

Status of the Neighborhood



Water System Update



Financial Report



2025 Budget Review

Vote to Approve 2025 Budget



Trustee and Officer Elections

Discussion / Q & A

Paul Watha

Paul Watha

Dan Gordon, Water Manager

Paul Watha, Treasurer

Paul Watha

Sean Warren

Sean Warren



Welcome Address



**Neighborhood
Health**



**Accomplishments
in 2025**



**Challenges
in 2025**

Neighborhood Health



Neighborhood health is strong. Homes continue to sell well and don't remain on the market for long.



Generally, people continue to maintain their homes, several homes have been renovated.



Several homes have been renovated, contributing to overall **property values**.

Year in Review - Accomplishments



Maintained fiscal stability by operating within approved budget, making strategic financial choices



Successfully collected Service Fees from **100%** of residents



Worked seamlessly and successfully through the year with **fewer people**



Addressed parking issue at the park.



Quickly addressed repaired caused by **Consumer Energy** work and were relentless in seeking restitution.



Working on adjustments to our bylaws and/or deed restrictions, to modernize our HOA.

Year in Review - Challenges



Board Leadership Turnover: Loss of key members and leaders within the last 12 months.



Presidential Vacancy: The Board is currently operating without a President.



Call for Community Engagement: Urgent need for more neighbors to join the Board with higher engagement. A strong board is paramount for overseeing our critical water system.



BRIARCLIFF

Briarcliff Homeowners' Association

Water Manager's Report

Dan Gordon

Briarcliff Water System

2025 Recap

- Pumped over 20 million gallons of water to date through December 15th.
- All State mandated bacterial testing completed with NO trace of any contaminants including PFAS.
- 162 homeowners participated in Line Blowing in 2025
- The 2025 Water Quality Report has been sent to EGLE for review and will be available to to residents January 1st.



Briarcliff Water System

2025 Recap (con't)

- All 14 hydrants have been flushed & winterized
- All 21 isolation valves checked and exercised



Briarcliff Water System

2025 Road Repairs

- Repaved 3,322 Sq Ft of Briarcliff East of Cornwall (\$11,564)
- Repaved 3,480 Sq Ft of Cottonwood and Pembury Intersection (\$12, 111)



Total Investment : \$23,675

Briarcliff Water System

2025

- Line blowing will be scheduled for some time in August
- You will be advised when appointments are open via email, Facebook and the sandwich boards
- Will offer same 3 hour window as last year
- Performed regular maintenance on the generator — scheduled for each January and July.





Briarcliff Homeowners' Association

Financial Report

Paul Watha

Financial Report

- Review Projected Year End Financial Statement
- Review the Proposed 2025 Operating Budget

Financial Report

January-December 2025 (to date)

Briarcliff Homeowners Association Financial Statement - January - December 2025

	Budget	Total	Fav(Unfav)
Income			
1.1 Service Fees	155,475	154,813	-662
1.2 Miscellaneous	100	55	-45
1.3 Status Letter Fees	500	1,300	800
1.4 Water Restoration		412	412
1.5 Deed Restoration Violation/Fines		105	105
Unapplied Payments		-632	-632
Total Income	\$156,075	\$156,053	-\$22
Gross Profit	\$156,075	\$156,053	-\$22
Expenses			
Total 2 Basic Services	\$56,328	\$49,239	-\$7,089
Total 3 Water Services	\$104,720	\$80,665	-\$24,055
Total 4 Taxes & Insurance	\$8,060	\$9,052	\$992
Total 5 Administrative Services	\$11,800	\$12,741	\$941
Total Expenses	\$180,908	\$149,339	-\$31,569
Net Operating Income	-\$24,833	\$6,714	\$31,547
Other Income			
1.6 Interest Income, Quickbooks Checking	3,600.00	3,325.36	-274.64
1.8 Interest Income, Chase Savings	5.00	1.66	-3.34
Total Other Income	\$3,605.00	\$3,327.02	-\$277.98
Net Other Income	\$3,605.00	\$3,327.02	-\$277.98
Net Income	-\$21,228	\$10,041	\$31,269

Financial Report - Bank Balances

As of December 11, 2025 Balances stood as follows:

- Chase Checking Account (0% APY): **\$5,992.18**
- Quickbooks: **\$95,481.02**
 - General Fund (1.75% APY): **\$35,271.21**
 - Emergency Infrastructure (1.75% APY): **\$50,209.81**
 - Checking (0% APY): **\$10,000**
- Chase Savings (0.01% APY): **\$18,635.71**

● **Total Balance for Operating Use: \$51,263.39**

● **Total Balance in Savings: \$68,845.52**

Total Balance: \$137,557.42



**Total Balance:
\$137,557.42**



***Note:** These balances are not reflective of the ~\$17k, that Consumers Energy finally provided in mid-december to compensate for the damage to our water system during construction.

Financial Report

- Again this year, we worked hard to reduce and control costs
- About 55% of our Annual Service Fees go to support the Water System and those costs are escalating
- While we dealt with two large unexpected repairs to our water system, those expenses were compensated for by Consumer Energy. However, this further demonstrates the need to have the finances available to handle emergency repairs.
- Not using all of budgeted repair items allowed us to shore up our Emergency Infrastructure Repair Fund.





Briarcliff Homeowners' Association

Budget Review

Paul Watha

Preparing for our Financial Future



Our **budget setting process** is always driven by **taking a conservative approach** to ensure we are **securing our financial future**.



In alignment with an agreement we made with EGLE, the budget always considers approximately **\$40,000 in unexpected but highly costly water system repairs**, as outlined below:



Water System Repair Costs

	Isolation Valve: \$10,000 up from \$7,300 last year
	Fire Hydrant: \$11,000 up from \$10,400
	Water Main Repair: \$8,000 (Actual cost incurred in 2025 was \$10k)
	Other Expenses: \$12,000



We believe we are in a good position to go forward in 2026 with no increase needed this year.

Financial Report

2026 Proposed Operating Budget

Briarcliff Homeowners Association					
2026 Budget					
January - December 2026					
	2023 Budget	2024 Actuals to Date	2024 Budget	2025 Budget	2026 Budget
Income					
1.1 Service Fees	164,050	162,925	164,050	164,050	164,050
Prompt Pay Discounts	-8,575	-8,425	-8,575	-8,575	-8,575
Total 1.1 Service Fees	155,475	154,500	155,475	155,475	155,475
1.2 Miscellaneous	100	500	100	100	100
1.3 Status Letter Fees	500	550	500	500	500
1.4 Water Restoration	0	0	0	0	0
1.5 Deed Restoration Violation/Fines	0	35	0	0	0
Unapplied Payments	0	-7,625	0	0	0
Total Income	156,075	\$147,960	\$156,075	156,075	156,075
Gross Profit	156,075	\$147,960	\$156,075	156,075	156,075
Expenses					
Total 2 Basic Services	54,176	\$41,334	\$67,650	56,328	61,328
Total 3 Water Services	100,700	\$93,226	\$103,399	104,720	106,020
Total 4 Taxes and Insurance	6,060	\$7,412	\$6,060	8,060	9,260
Total 5 Administrative Services	11,525	\$7,015	\$11,800	11,800	15,500
Total Expenses	172,461	\$146,259	\$188,909	180,908	192,108
Net Operating Income	-16,386	\$1,701	-\$32,834	-24,833	-36,033
Total Other Income	405	\$4,201.70	\$805.00	3,605	3,005
Net Other Income	-15,981	\$4,201.70	\$805.00	3,605	3,005
Net Income	-\$32,367.25	\$5,902	-\$32,029	-\$21,227.50	-\$33,027.50



Briarcliff Homeowners' Association

Voting Procedure

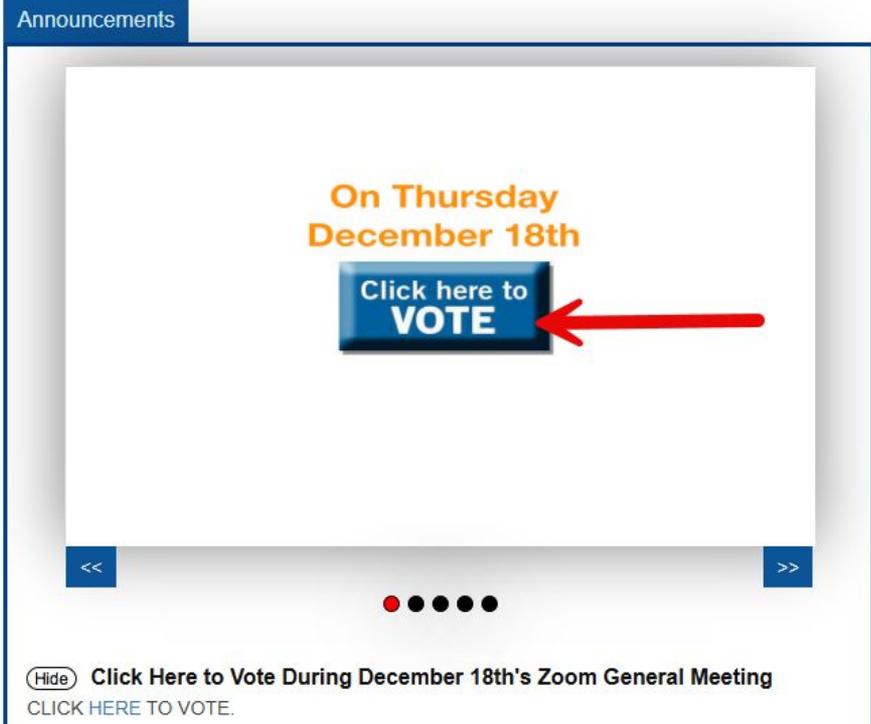
Sean Warren

Finding the Ballot

Go to ebriarcliff.org

Click link or image to
open Google Forms

Vote Code = 2025



The screenshot shows a Zoom meeting announcement slide. At the top, there is a blue header with the word "Announcements". The main content area is white and contains the text "On Thursday December 18th" in orange. Below this text is a blue button with white text that says "Click here to VOTE". A red arrow points to the right side of this button. At the bottom of the slide, there are navigation controls: a blue button with "<<" on the left, a blue button with ">>" on the right, and a row of five dots in the center, with the first dot being red and the others black. Below the slide, there is a small "Hide" button and the text "Click Here to Vote During December 18th's Zoom General Meeting" and "CLICK HERE TO VOTE."

Opening Questions

Vote Code = 2025

Lot #

Can't remember your Lot #?

enter your Briarcliff street address instead OR send Sean your address via Chat in Zoom

Would you like this ballot to be counted twice?

Membership Confirmation

Vote to approve 2026 Budget





Briarcliff Homeowners' Association

Election of Trustees

Sean Warren

2026 Election of Trustees

- The Board is currently comprised of 10 members; three current trustees (Gross, Thompson, McWilliams) are not seeking re-election
- Two members whose terms expire in 2023 agreed to run for another one year term (normally 3) to provide continuity
- No other candidates came forward by the nomination due date of December 1, 2023.
- Please vote for two Trustees: Watha, Weeks
- The 2024 Board will be comprised of 7 members as per stated in the Bylaws.

Vote for Trustees

The logo features a large, stylized checkmark in a reddish-brown color. The checkmark is positioned to the left of the word "Vote", which is written in a bold, dark blue, sans-serif font. The checkmark's stroke is thick and tapers slightly at the top and bottom.

Vote



Briarcliff Homeowners' Association

Election of Officers

Sean Warren

2026 Election of Officers



- Officers are elected from the current newly elected slate of Trustees
- Officers serve for a one year term
- As of the December 1, 2025 cut off date for nominations, no additional candidates expressed interest in running for office.
- There are no candidates for President
- The Board has voted to divide and assume the duties for those offices among existing Board members for the 2026 year.

Please vote for the following Officers:

VICE PRESIDENT

Jeff Gabalski

SECRETARY

Unise Rosner

TREASURER

Paul Watha



Briarcliff Homeowners' Association
2026 Election Results



Briarcliff Homeowners' Association

Questions and Answers



Good night and thank you!

Wishing you safe and healthy holidays.