

**Briarpark Village HOA
Annual Board Meeting
May 22, 2018**

Attendees:

**Jan Paul- President
Kathleen Savage-Vice President
Russell Vela-Treasurer
Shawna Neill- Secretary
Lynn Ryan
Linda Neel- Excel Management
Beverly Longino- Excel Management**

The meeting was called to order at 6:23p.m. at Gladys Harrington Library. A quorum was established by attendance, mailed proxies, and vested proxy.

The board allowed a few minutes for those present to read the previous meeting minutes.

I-4- I make a motion to approve the minutes.

A-9-I second the motion.

The motion passed.

Introductions-

Jan Paul welcomed the homeowners and each board member introduced themselves.

Announcements/Board Report:

The dues were raised slightly to offset the cost of improvements, upkeep, and rising water costs.

The pool was drained due to a chemical imbalance problem. It has reopened in time for Memorial Day weekend.

Please report license plate numbers of those dumping furniture or send a picture to Excel Management.

Also report those who do not pick up after their pets.

2017 Accomplishments-

The board has been concerned about the dark areas on the property, so new lighting has been installed in several places.

Two retaining walls were built.

The diseased and dying cypress trees were removed.

New plants were added at the pool.

2018 Goals-

On June first work to replace the rotten wood on each unit will begin.

Parts of the driveway will be replaced.

Additional lighting will be added every two months.

Briarpark will get a new website (Update- website completed)

The trees that were removed will be replaced and new shrubs will go in where some have died.

Board Election:

Seat 5, currently held by Kathleen Savage, is up for a three year term.

The floor was opened for nominations. None were announced. Kathleen Savage was willing to serve another term.

I-4- I make a motion to re-elect Kathleen Savage by acclamation.

K-3- I second the motion.

The motion passed and Kathleen Savage was re-elected.

Financials:

Total Assets: \$148,187.90

Delinquent Dues: \$3,975.23

Prepaid Dues: \$10,863.68

Total Liabilities & Capital: \$148,187.90

Complete budget pages were contained in a handout to those in attendance.

Open Discussion:

H-4- I sent emails and pictures of custom white polymer windows to replace the old ones. I was denied.

Board- April minutes show the windows were approved. We are sorry for the miscommunication.

H-4- There is a board around the front window that leaks, a slat off the side window, and the gable will need to be replaced. Squirrels have access to the attic.

Board- Those issues will be addressed as soon as work on the rotten wood begins.

I-4- Some units have trees growing above the fence line. Is that still against the rules?

Board- We will send a notice to remove it. Yes, it is still against the rules.

I-4- I am looking into a way to raise the interest made on my money. I was told a loan to the treasury would earn 4/10 of a percent or possibly 1/2 a percent. That may be more than the money market you are currently using.

Board- Send us the information and we will look into it.

P-5- I have an issue with the pool problem. I want the code changed so that people who do not live on the property can't get in.

Board- We have tried key locks, codes, and security guards. We even replaced the fence with a taller one. Other tenants are letting them in.

P-5- I don't see that. I witnessed them putting in the codes.

Board- We can change the code for now and hope that it works.

H-1- First, I would like to thank Jan Paul for her faithfulness in driving the property daily.

I would like to suggest trimming the shrubbery in front of the Briarpark sign on Jupiter so that it can be seen.

A-9- Can we ask the city for a recycling bin?

Linda- We've met with the city and the trash company. The city doesn't supply them. The trash company does, but will not enforce the usage.

Board- We can't get people to put trash in the regular dumpsters. They will never separate it into recycling bins. You can take recycling to the library. There is a bin in back.

A-9- Have you considered covered parking?

Board- It would be nice, however, the cost is far too high.

B-1- In my building there are trees above the fence line. One reaches above the windows. Also, there is a car with out of date registration.

Linda- We will send notices for the trees to be removed. The car was tagged once and we will do so again.

M-2- People stopping to get their mail are blocking both parking spaces. No one else can park to get their own.

Board- Send in names or license plate numbers and we can warn them and then send fines if necessary.

M-2- Due to the extra cost of removing furniture and trash beside the dumpsters, can you charge renters an extra \$25 a month to cover it?

I-4- The Texas Condominium Act says all same sized units must pay the same fee. So, you can't charge extra to certain units.

M-2- Could the HOA buy a unit and use it for an onsite manager?

Board- It's been considered and may be discussed again in the future. It would be a large expense.

D-7- The grass in front of our building is disappearing. It is mostly weeds.

Board- Richmond says they sprayed pre-emergent and weed control, but it doesn't look any better.

Linda- We'll look into it.

D-7- The trash in front of the building is bad. There are cigarette butts, plastic bags, and water bottles.

Board- We have a porter. It's almost impossible to keep up with the trash.

D-7- The color of the paint on the buildings is outdated. Can it be changed?

Board- New wood is going up and it will be freshly painted, however, we can't afford to change the color of the buildings at this time.

I-4- I make a motion to adjourn the meeting.

H-4-I second the motion.

The motion passed and the meeting adjourned at 7:40 p.m.

