

**Briarpark Village HOA  
Meeting Minutes  
September 28, 2020**

**Jan Paul- President**

**Kathleen Savage- Vice President**

**Shawna Neill- Secretary**

**Russell Vela-Treasurer**

**Linda Neel- Excel Management**

**Skye Hughes- Excel Management**

**Beverly Longino- Excel Management (by phone)**

**The meeting was called to order at 6:04 p.m. A quorum was established.**

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

**Shawna-** I make a motion to approve the minutes.

**Russell-** I second the motion.

**The motion passed.**

**Management Report:**

**Buildings/Carpentry/Lighting**

Martin filled the brick wall cracks at P-8, and put up ID on a building chimney.

I-3 gutter rehung.

Martin rehung shutters at J-3.

Densil finished replacing rotten wood on buildings H, I, and T. Building N is next on the list. That will be all until 2021.

The board discussed replacing broken lighting between buildings, but decided to cancel all bids, and remove live wires.

**Common Area/Drainage/Exterminating**

Martin closed the cable box covers at D-9 and F-2. He also demolished the storage area at the pool, and replaced the covers on the pool furniture.

A stump was removed at T-3.

Dead branches were removed from the wall behind N-1, N-2, and N-3.

The alley weeds were sprayed.  
The backing on the bulletin board was replaced.  
Martin replaced 2 splash guards at A-9.  
Dr. Drain did a sewer cleanout at building P.  
Martin put out Amdro ant killer at H-1 and the mail center.

### **Dumpster Haul-Offs**

Martin took away approximately 12 mattresses from the dumpster areas.  
He hauled off 6 sofas, 2 beds, 2 dressers, a water heater, exercise equipment, a refrigerator, a microwave, 2 televisions, shower doors, a washing machine, a table, and a door.  
The illegal dumping is costing owners' a large amount of their dues. Please help discourage this issue, and report any infractions to Excel Management.

### **Landscape/Trees**

In June, Martin cleared the north side of the creek, and in July he cleared the bamboo from the creek.  
Martin trimmed trees at C-3, D-9, F-7, F-8, M-1, M-2, M-4, and P-2.  
He also cut up and removed storm damaged limbs from W-1.  
No new trees will be added at this time.

The board discussed the bids for tree trimming.

**Russell-** I make a motion to take Bright Tree Service bid of \$4200.

**Kathleen-** I second the motion.

**The motion passed.**

Topsoil was added between L-4 and M-1 to fill in sprinkler hole.

Dirt was used to fill in beneath the sidewalk beside W-1 where erosion had removed it.

The board discussed adding soil for a berm at the N building.

**Russell-** I make a motion to table this issue until February.

**Kathleen-** I second the motion.

**The motion passed.**

### **Painting/Power Washing/Parking**

Martin painted the front door and storage door of N-2.  
He power washed E-2, and removed paint film at W-2.  
There are broken curbs at units M-1, N-1, R-1, and W-5. The board received a bid for repairs that seemed too high, so they made the decision to get another bid from Densil.  
The board considered a bid to repaint the fire lanes at the cost of \$1383.06

**Kathleen-** I make a motion to accept CI pavements bid of \$1383.06.

**Shawna-** I second the motion.

**The motion passed.**

### **Plumbing/Pool/Signage**

H2O replaced the faucet at the U building.  
The pool chlorinator line was temporarily repaired.  
Martin reinstalled the stop sign at building O.

Martin cleaned gutters at the N building, F-3, and F-4. He also replaced gutter screens at W-4.  
Evans & Horton installed sheet metal around the flue cap at F-1, and did chimney flashing repairs at the N building.  
H2O replaced a sprinkler line double check valve.  
Richmond made repairs to the lateral sprinkler line in K-1 patio. They also did an irrigation inspection of the Q building where they replaced a stuck valve.

### **Violations**

Violation notices were sent out for a patio ceiling to be removed, a hose welded to an outside faucet to be removed, patio overgrowth at several units, noncompliant outside lighting, foggy windows that need replacing, unattached screens, noncompliant window coverings, raw sewage smell from dog feces, a cooler left in the common area, a truck bed cover leaning on a building, tires on a patio, and windows that needed recalking.

One fine was sent out for not removing noncompliant outside lighting, and leaving a television beside the dumpster.

### **Board Discussion**

The sprinkler timers will not be adjusted since the sprinklers will be turned off on October 25, 2020.

Notices of expired vehicle inspection will be placed on cars, and at the mail center. If owners do not comply, then vehicles will be towed at owner's expense as soon as law allows.

Units with foggy windows will be given notices of needed repair/replacement. They will be given 6 weeks to comply, but may ask for extension due to monetary issues.

### **Financials**

Total Assets as of August 31, 2020- \$154,814.16

Prepaid Dues- \$13,229.02

Delinquent Dues- \$2,921.46

**Russell-** I make a motion to adjourn the meeting.

**Kathleen-** I second the motion.

**The motion passed and the meeting adjourned at 7:46 p.m.**





