

**Briarpark Village HOA
Meeting Minutes
March 15, 2021**

**Jan Paul- President
Kathleen Savage- Vice President
Shawna Neill- Secretary
Russell Vela-Treasurer
Linda Neel- Excel Management
Skye Hughes- Excel Management**

The meeting was called to order at 6:09 p.m. A quorum was established.

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

Russell- I make a motion to approve the minutes.

Shawna- I second the motion.

The motion passed.

Management Report:

Plumbing:

The big freeze in February caused several issues with the plumbing at Briarpark. Homeowners whose pipes froze during the storm continue working to repair and replace the damaged areas.

Some homeowners and renters had trouble finding the cutoff valves to their units. This is an issue that should have been addressed far ahead of the freeze disaster. Every owner and their renters need to find the cutoff valve to their unit in case another emergency happens. It will save them excessive damage to their unit.

The freeze also showed that several of the cutoff boxes and valves needed to be replaced due to corrosion. The board is addressing that issue.

The valves and valve box at N-1 have already been replaced by Caliber Plumbing. After the city repaired their part of the problem at the E building, Caliber Plumbing replaced the valves for units E-1 and E-2.

Caliber Plumbing inspected other valve boxes and determined which ones needed to be replaced first. The units in immediate danger of breaking due to corrosion were at J-4 and P-4. There are also some at the W building that need to be replaced at a later date.

Russell- I make a motion that we have the valves replaced at J-4 and P-4.

Kathleen- I second the motion.

The motion passed.

Reminder- The HOA would like you to find your units cutoff valves before another emergency occurs!

Lighting:

Dallas Electric repaired the lighting around the pool area as the board voted on to do at the last meeting.

Painting:

Several doors on the property are in dire need of repainting. The sign at Jupiter Road is also faded and crumbling. It needs repainting as well. The board has received three bids for doing both jobs and discussed it at the meeting.

Kathleen- I make a motion to accept Densil's bid for painting the doors and the Jupiter sign. His work is excellent.

Russell- I second the motion.

The motion passed.

Walkway/Railing:

The walkway at P-8 is cracked allowing thick mud and water to gather there. It is considered a trip and fall hazard. Densil has been contacted about repairs.

Upcoming Items:

Owners will continue repairs needed due to frozen pipes.

Valve boxes will be repaired or replaced a few at a time when the budget allows.

Water usage at the V building is being monitored.

Landscaping:

Landscaping has become an ongoing trouble spot for Briarpark. Trees have died and been removed as have shrubs in many places. That leaves ugly gaps in the landscaping as well as spots where only dirt is located.

The board has had several long discussions on how to handle the issue and mentioned replacing the redbud tree along Jupiter and shrubbery all over the property.

However, the recent hard freeze may have caused more damage to the greenery at Briarpark. The board would like to wait and see exactly how much was lost to the cold and make a more complete plan for restoring Briarpark's beauty. So, that subject has been put on hold until an assessment has been made.

Violations:

Notice/fines have or will be sent to those violating Briarpark's rules and regulations. The ongoing problems are bringing down our property values and must be resolved.

Violations include air conditioner units in windows, political signs in windows, drapes in black or red when anything showing in windows must be white, car repairs done on property, missing or torn window screens, storm doors in wrong color, unpainted front doors, crooked handrails, broken or wrong colored blinds, and an umbrella hanging in the shrubbery.

Financials:

Prepaid Dues- approx. \$11,480.07

Delinquent Dues- approx. \$6,439.14

Total Assets- \$116,981.11

Water- \$13,647.28

Haul off expenses- \$215.00

The board discussed a dues increase at the previous meeting. They waited a month to vote on it so that they could evaluate the necessity of doing it.

Kathleen- I make a motion to raise the dues by 3.75% and have it go into effect on June 1, 2021.

Shawna- I second the motion.

The motion passed. The new rates will be sent out at the end of March giving the owners plenty of time to comply with it.

Russell- I make a motion to adjourn the meeting.

Shawna- I second the motion.

The motion passed and the meeting adjourned at 7:22 p.m.

