

**Briarpark Village HOA  
Annual Homeowners Meeting  
July 20, 2021**

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

**The meeting was called to order at 6:30 p.m. at Gladys Harrington Library. A quorum was established by attendance, mailed proxy, and vested proxy.**

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

**K-1- I make a motion to approve the minutes.**

**D-8- I second the motion.**

**The motion passed.**

**Introductions:**

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

**Board Report read by Jan Paul**

**Accomplishments 2019- 2020**

**Over the past ten years the HOA has completed more than \$1,000,000 in property improvements without any Special Assessments.**

Since the last annual homeowner's meeting the following improvements have been accomplished:

New pool furniture  
Dumpster replacements  
Water valve replacements  
Sidewalk and curb repair

Deteriorated wood replaced  
Entry signs painted, repaired, replaced  
Trees trimmed  
Rule restricting commercial vehicles clarified  
\$3500 a month added to reserve account

### **Improvements Prior to 2019-**

2010- all front doors painted  
2013- sprinkler system updated  
2014- addition of greenbelt lighting  
2016- replastered pool  
2016- retaining wall at building I near creek  
2017- updated driveway lighting  
2017- replaced roofs  
2018- trim/fascia repainted  
2018- repairs to concrete driveway

### **Reminders for Owners-**

Must give rules and reminder notices to renters  
Storm doors must be bronze, brown, or black  
There are only five approved styles for front doors. Excel is available to give you the list.  
Windows fogged due to broken seals must be replaced. They are owner's responsibility.  
Screens must be aluminum or the approved sun-block beige.  
If your closest dumpster is full please take trash to the next one.  
Take phone camera snapshots of violators and send to Excel Management, especially of those illegally dumping large items at dumpsters. Be sure to get a picture of license plate.  
No items of any kind are to be left outside of dumpsters.  
ALL dogs must be leashed.  
Pick up after your dogs. This is a health issue as well as a nuisance one.  
Repair water leaks promptly. The water bill is the largest drain on the budget at \$13,000-\$15,000 per month.

### **Election for Board of Directors:**

Due to Kathleen Savage's resignation seat 5 for a 3 year term is open.

The homeowners who were present at the meeting were asked if any of them cared to run for election. Angela Pritschow asked to be considered. Ballots were handed out.

At the end of the meeting, after the ballots and proxies were counted, Angela Pritschow was announced as the new board member taking over seat 5.

### **Financials reviewed by Linda Neel:**

Total Cash Assets on Dec. 31, 2020- \$103,645.66

Delinquent Dues on Dec. 31, 2020- \$5,555.74 (down to approx. \$2,000 currently)

Prepaid Dues on Dec. 31, 2020- \$13,526.51 (approx. \$14,000 currently)

Total Revenues on Dec. 31, 2020- \$397,848.35

Total Adm. Expenses as of Dec. 31, 2020- \$14,014.12

Haul off Expenses due to Furniture Dumping- \$2,895

Water/Sewer- \$172,380.67

Total Utility Expenses- \$202,510.27

### **Open Discussion with Homeowners:**

**N-3-** When we moved in in 2018 there was a foundation issue. The wood trim on the patio is separating. We were told this is still a foundation problem.

**Russell-** A substantial amount of foundation work was done at the N building.

**N-3-** The work done on the outside or to other units hasn't helped with ours. The separation is now at 1 and a half inches. This issue may have to be fixed separately. There was also a leak by the chimney. At the time a temporary fix was done. Did a follow up for a permanent fix ever happen? Did the request get lost when the management company changed employees?

**Jan-** Please send us photos of the separation. We have trouble picturing it in our heads. A follow up will be done.

**B-1-** I would really like to have covered parking. I would like you to look into how much it would cost and how long it would take to build it.

**H-1-** I'm speaking for three units, mine and two others that couldn't be here. G-2 has a discoloration on the wall that needs painting. There are also ants on the balcony, peeling paint, and rotting wood.

**Jan-** That unit is on the current repair list.

**H-1-** I would also like to have covered parking. I'd be willing to pay a charge of \$25 a month to have it.

There is also the matter of tree replacement. The greenery is missing. I know there's none available at the nurseries at the moment. Hopefully, there will be soon.

The paint colors need updating to a more modern color.

What is the percentage of owners versus renters?

**Linda-** It's approximately a 50/50 split.

**H-1-** Is the \$1,000,000 insurance policy enough?

**Linda-** I believe there's an umbrella policy for another \$1,000,000.

**D-8-** I have a \$25 plant issue I'd like to discuss after the meeting.

**H-4-** Our storage door is rusted and rotting. It was painted but that didn't fix the problem. We were promised a new door.

**Linda-** Doors, including the storage ones, are the owner's responsibility.

**H-4-** We were told differently.

**Linda-** The rules and regulations show that doors are owner's responsibility. I'm sorry for the confusion.

**I-4-** I-1 is a rental unit. There are dead trees above the fence that need chopping off.

I-2 has rats in the attic. It is taken care of by a property management company who doesn't fix anything.

I-3 has vines growing up the building again. They will soon start climbing over to my unit.

Did the city take over the creek as their property?

**Jan-** No

**I-4-** They didn't finish clearing up the mess they made when they worked down there.

**Linda-** We've been down there with the city employees. Some of the overgrowth is to help with the erosion problem.

**I-4-** I-1 also has some kind of an ugly weathervane sticking up on what looks like a mop handle. Is that allowed?

**Jan-** I'll look at it.

**P-5-** I agree we need a new color scheme for the buildings.

**D-7-** If the windows are fogged who takes care of that?

**Jan-** It means the seal is broken and the windows are the homeowner's responsibility.

**K-4-** The Plano City website has a home improvement section. They will help pay for some home improvements.

I also think the property looks outdated. Maybe you could start changing that by painting a different trim color.

I think the homeowners should begin a garden group to help plant flowers and shrubs instead of the HOA always paying for labor.

Dallas grass is spreading over my property, even into potted plants.

I think there should be a 2 year beautification project and those who live at Briarpark should watch over their own property, so we don't use the budget for all the labor.

I still believe we need cameras.

**Jan-** I've talked to other property managers, and they say getting cameras was a waste of time and money. Unless the car tags are photographed there is nothing that can be done, and most know how to park to keep those from showing.

**Linda-**The board has considered everything to help. Cameras for only the dumpsters are approximately \$20,000.

**K-4-** Maybe we could make a deal with Best Buy for group purchases of Ring cameras if enough homeowners are interested.

**M-2-** People are tossing beer cans and cigarette butts from their cars at the dumpster. The mess is landing in my yard. I pick up what I can. The renter in F-7 helps, but I wish we could catch those making the mess.

**K-1-** We got a good deal on having chimneys cleaned when we got a large group together. We might be able to do that with doorbell cameras.

It's the responsibility of owners to get good renters for their units.

I think everyone needs to know what the chain of command is for Briarpark.

If you e-mail just Skye, or text her, the board doesn't see it or hear about it.

They can't follow through on what they don't know about. It's better to use the website to report problems. Everyone gets those messages.

Also, new ideas mean assessments and dues increases.

**L-4-** I would like a copy of where I am on the list of repairs. The soil erosion is so bad that I can't walk in my backyard. All the dirt is gone.

**Jan-** I thought that involved a downspout issue.

**L-4-** That's only part of the problem, and the downspout needs to extend all the way into the alley instead of just further into the yard.

**H-1-** There is also a mail issue. The outgoing mailbox isn't always picked up. Some things don't arrive for months. Is there a better way to secure the mailboxes?

**Jan-** The regular mailman told me that substitutes don't empty the outgoing mailbox. However, this is a post office problem, not the HOA.

**H-1-** There is a renter who's unit faces CVS who has 4 large dogs. I looked it up and we're only allowed 2 dogs and they can't be larger than 20 lbs.

**Jan-** Please try to get us the unit number.

**K-1-** I make a motion to adjourn the meeting.

**L-4-** I second the motion.

**The motion passed and the meeting adjourned at 8:00 p.m.**







