

**Briarpark Village HOA  
Meeting Minutes  
August 16, 2021**

**Jan Paul- President**  
**Shawna Neill- Secretary**  
**Russell Vela-Treasurer**  
**Angela Pritschow**  
**Lynn Ryan via phone**  
**Linda Neel- Excel Management**  
**Skye Hughes- Excel Management**

**The meeting was called to order at 6:40 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:**

**Buildings/Carpentry-**

The siding on upstairs exterior walls of units G-6, G-7, G-8, and G-9 is in need of painting.

Porch pillars on some units are rotting away and need to be repaired.

Several balconies have skirting that should be scraped, sanded, and repainted due to mold caused by rain.

The back fences on units F-1, G-1, H-2, and H-3 are in need of repair.

Briarpark has a new carpenter/painter who has recently been painting doors. He and his crew have also begun repairs in the pool area. He is onsite one day a week and does as much as he can in that time period.

Management asked the board what he should work on next. The board wants 2 men finishing the pool area and the third to begin on carpentry work.

Densil will be notified that the board needs him to begin carpentry work on the next set of buildings, making building L a priority.

### **Dumpsters/Pest Control-**

Martin once again was needed to haul away large items from dumpsters B, M, and mail center. Please contact Excel Management when you see someone leaving these large items beside the dumpster. Get their condo unit number when possible so they can be fined.

A resident contacted Excel to report a damaged dumpster. The lid is crushed inside. Republic was notified and will fix the issue.

The mailman reported wasps nests at the mail center. He asked for them to be removed immediately. Martin took care of it the same day.

### **Landscaping/Creek-**

The photenias along Park are slowly coming back to life. The tops need to be trimmed down so that new growth can flourish.

Martin continues to keep the creek mowed and looking nice.

### **Lighting/Painting/Plumbing-**

The broken or removed light fixtures were brought up at the annual meeting. The board was reminded of bids for new light poles received in September of last year. The board is discussing what they would like to do to solve the problem. They are considering lights on top of the buildings instead of poles.

German, the new contractor painted doors and glass trim at A-7, C-3, D-6, F-1, G-2, G-7, I-2, U-5,U-9, and U-11.

Due to increasing water usage at building V and several leakage checks which haven't resolved the issue the City of Plano will be checking the main water meter for problems.

### **Pool/Gutters/Signs-**

The pool deck spacers popped up and became a tripping hazard. Their replacement has begun and will continue this week.

The gutter downspout at L-4 is to be extended to help with an erosion problem.

Martin cleaned out the gutters at building K.

The new Brairpark sign for the Park Blvd. entrance should be installed this week.

### **Sprinklers/Towing-**

Misaligned sprinklers at the M and L buildings have been fixed so that they cover the grass instead of porches, windows, or streets.

The towing company tagged 11 cars at the beginning of the month. Only 1 had to actually be towed. The others were moved or brought into compliance.

### **Violations-**

Courtesy letters were sent to many units during July about overgrowth on their patios. Several fixed the issue. However, fines are being assessed for those who have not complied. If necessary the management company will have the overgrowth removed and back charge the cost to the owner.

A car was tagged for parking at the mailbox area for too long. It took up a designated mailbox pickup space as well as the walkway to the ramp.

Notices are being sent for foggy windows that need to be repaired.

### **Financials:**

Total Assets- \$161,864.27

Delinquent Dues- \$4,845.06

Prepaid Dues- \$13,741.36

Water/Sewer- \$13,707.93

The board has been adding \$2000 a month to the reserve money market account. With the current raise in dues they will up that will be brought up to \$2500 a month.

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

**Angela-** I second the motion.

**The motion passed. The meeting adjourned at 8:01 p.m.**





