

**Briarpark Village HOA
Meeting Minutes
September 20, 2021**

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

The meeting was called to order at 6:33 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:

Carpentry/Foundations-

The soffit at J-3 has been repaired. Buildings J, K, L, M and the mail center have had the rotten wood replaced/repared and Densil has given Excel an invoice for the work.

Bond Foundation reevaluated the foundation work needed. Their prior bid of \$5,375 was updated to \$5,850, a difference of only \$475.00.

Russell- I make a motion that we get the work done before the issue gets worse and prices go higher.

Shawna- I second the motion.

The motion passed.

Dumpsters/Vandalism

As usual, there have been several large items left beside the dumpsters. The most recent are a sofa, loveseat, headboard, television packaging, and a grill.

Martin will pick these items up and haul them away. Please continue the vigilant watch for dumping offenders. Their disobedience to the rules of Briarpark and the laws of Plano are costing the homeowners of this complex money that could be better used elsewhere on the property.

Briarpark has also recently had a problem with vandalism. Dumpsters, stop signs, and the mailboxes have been tagged. Jan Paul has ordered yet another new stop sign, and the mailboxes have been cleaned. Excel will request that Republic replace the tagged dumpster with a new one. This too costs more of the hard earned money all owners pay into the dues, so watch for these offenders as well.

Someone removed the lock that the mail carrier uses on the right hand bank of mailboxes. This affects the security for units U-2 through W-6. All residents in these units must pick up their mail at the post office until the lock is replaced by the postal service. This inconvenience is expected to last at least two weeks, possibly longer, according to the mailman.

Landscaping/Trees-

Densil cut back the photinias on the east side of the Park Blvd. entrance. He discovered that the cost of the project was far more than he anticipated. He has asked that an additional \$750 be added to finish the job along the west side of the entrance which is twice as long as the east side.

Shawna- I make a motion to accept his bid for the added expenses.

Angela- I second the motion.

The motion passed.

Richmond is preparing a bid for removing the dead tree beside building A. Kevin recommends a deep root fertilizer injection for the ailing tree behind the mail center. Russell asks that the tree beside W-1 be looked at for the same injection.

Painting/Sprinklers-

The owner of A-2 has asked management to replace and paint his storage door at his expense.

Management walked the property with the new contractor, German, and identified which patio deck skirtings on the upper units need to be painted. This will be the next project for German along with the door window at S building and a door at V building.

Kevin did a sprinkler inspection and provided the board with a bid of \$2240 to repair several issues.

Russell- I make a motion to get the repairs to the sprinklers done.

Angela- I second the motion.

The motion passed.

Violations-

Overgrowth on patios is still a problem. Some units are not cooperating with management and the board. Martin will be cutting down many cases of overgrowth and the owners of those units will be back charged for the work.

Misc.-

One large building remains a problem with their water usage. Though it has dropped a small amount, it remains far higher than its previous average. The board is once again asking Excel Management to reach out and demand that the water meter be checked by the city.

The board was asked to consider which buildings will have the rotten wood repaired next. They decided this could wait until the new year. There are too many things already on the agenda for the rest of the year that need attention.

The board also decided that new shrubs could wait until April.

Financials:

Total Assets- \$159,150.51

Delinquent Dues- \$7,252.20

Prepaid Dues- \$11,674.58

Water/Sewer- \$16,072.50

Russell- I make a motion to adjourn the meeting.

Angela- I second the motion.

The motion passed. The meeting adjourned at 7:48 p.m.

