

**Briarpark Village HOA
Annual Homeowners Meeting
May 16, 2022**

**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 6:06 p.m. at Dickey's Barbeque.
A quorum was established by attendance, mailed proxies, and vested proxy.**

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

I-4- I make a motion to approve the minutes.

K-1- I second the motion.

The motion passed.

Introductions:

Jan Paul, the president of the HOA, welcomed all the homeowners and thanked them for attending. Each board member introduced themselves to the homeowners.

Board Report:

Jan Paul began the meeting by speaking about reminders of the homeowners' responsibilities and the HOA's accomplishments over the last year.

Reminders-

Owners must give a copy of the rules and regulations to all their renters as well as any reminder notices sent out by management and the board.

Storm doors must comply with the rules. They must be bronze, black, or brown.

There are five approved styles for the front doors. Owners must choose one of the approved styles. If you don't remember which styles are approved you can contact Excel Management.

All windows that are clouded due to broken seals must be replaced. The board is patient with this issue due to the scarcity of the product needed.

All window screens must be either of the aluminum variety or the approved sunblock beige.

Please be courteous and take your trash to another dumpster if the one nearest you is full.

The board would appreciate it if homeowners can take phone camera snapshots of violators who dump trash or furniture next to dumpsters so they can fine the offenders appropriately. No items of any kind are to be left beside or behind the dumpsters.

All dogs must be on a leash. Owners need to remind their tenants.

Everyone is required to pick up after their dogs. Those who do not will be fined. Please report offenders to Excel Management.

Water leaks in any unit must be repaired immediately.

Accomplishments-

Jan Paul and Linda Neel met with a City Engineer about the creek erosion issue. The matter has been addressed several times over the years and a resolution has finally been made. The City of Plano has agreed to take responsibility for the issue, and Briarpark is currently added to the list for a retaining wall. The City is behind on these types of repairs, so it may be a few years before the final resolution.

Due to the freezes dead trees and the dead parts of some shrubs were removed.

Some trees have been trimmed to remove low hanging branches. This work will continue as needed.

The shrubs are a work in progress. They are being reshaped for consistency and trimmed to below window level.

The yard sprinklers are under constant repair.

Many front doors have been painted due to fading and replacement. More will be done over the next few months.

The skirting on all 23 balconies was scraped and repainted to prevent rotting and to enhance their appearance.

Several plumbing leaks have been discovered and properly repaired.

The board has replaced 13 rusted or corroded water cutoff valves for individual homes. Make sure you find your cutoff and see that it is working properly.

Some rotted wood trim and porch columns have been replaced. Others will be addressed as time and money allow.

Large items that have been placed at the dumpsters have been hauled away. Please watch for violators and report them so the cost of hauling the items away can be passed on to the offenders.

Driveway repairs have begun on the potholes.

The creek area has been mowed on several occasions as well as being cleared of trash.

Excel has sent notices to those who have overgrowth on their patios. If an owner does not cut down the overgrowth they will be fined and eventually Excel will have the work done and back charge the owner.

The entrance sign on Jupiter Rd. was repainted, and the sign on Park Blvd. was replaced.

Election:

Seats 1 and 2 are up for a three-year term. Those seats are currently held by Jan Paul and Lynn Ryan.

The floor was opened for nominations, and the homeowners who were present were asked if any of them wished to run for election.

No new nominations were made, and no one expressed an interest in running against the current board members.

J-3- I would like to nominate Jan Paul and Lynn Ryan again.

A-9- I make a motion that they be re-elected by acclimation.

S-2- I second the motion.

The motion passed by acclimation.

Financials:

Total Assets on Dec. 31, 2021- \$109,394.46

Delinquent Dues on Dec. 31, 2021- \$7,238.42

Prepaid Dues on Dec. 31, 2021- \$12,665.63

Total Revenues on Dec. 31, 2021-\$413,923.48

Haul off Expenses Due to Dumping in 2021- \$4,807.00

Water and Sewer Expenses for 2021- \$179,666.93

Total Utility Expenses- \$210,744.70 (\$13,345 over budget due to water usage)

Savings Option-

Due to the water usage always being over budget and the constant rise in price each year, the board has begun seeking ways to save money so that improvements to the property may continue. One option being carefully studied is submetering.

In order for this to happen the I building will need a separate meter from the sprinklers. Excel and the board are obtaining bids for this. They are also seeking information and bids to submeter each unit.

The board simply wants the homeowners to consider this as a possibility. A separate meeting will be called to discuss this once all the information has been found.

At this time, the current bids for meters are between \$300 and \$500 per unit. Each unit would receive a water bill; however, their dues would go down appropriately to account for the extra bill, and a dues raise of at least 10% for next year could be avoided.

F-2-This means each owner would pay for their own water usage.

Linda- Yes, but they would no longer be using their homeowner's dues to pay for those who waste water or refuse to fix their leaks.

K-4-Will there be a way to pay off the cost of the water meter over several months?

Linda- We're not certain exactly how that cost will be covered. It may come directly from the homeowners, or the HOA may have to get a loan. This is one of the issues the board is contemplating.

V-8- What is the process for this change? Can you send out the information once you have it?

Linda- More information will be forthcoming as we receive it. Right now, we are just gathering information and your input. There will be another meeting that is directed at this issue. If there is a change it won't be implemented until January of 2023.

K-4-I'm all for paying my own bill, but can it be calculated according to square footage?

Linda- Not any more. The state has outlawed the practice because some units have many occupants while others have only a single person in the unit. The practice was proven to be unfair.

Jan- We just want you all to think over the idea for now. We will have another meeting for further discussion. Our time is limited tonight and there are other concerns they need to be talked about.

Open Discussion:

The floor was opened for homeowner comments and concerns.

B-1- It is understandable that not everyone is always happy with the board's decisions, but we need to remember that they are working hard for us. They are volunteers who are also homeowners just like us. They give hours of their time to see to everyone's problems and do their best to resolve issues.

Secondly, I would like to mention that the dumpster at the mailbox needs to be replaced. The lid is broken down inside it.

I'm glad that the city has taken responsibility for the retaining wall, but the overgrowth is a jungle down there.

Linda- At this time the overgrowth is necessary to slow the erosion of the land until the city builds the retaining wall.

B-1- The tree on the patio of G-4 is touching the upstairs window due to overgrowth. E- 4 & 6 also have overgrowth.

I-4- I- 3 has vines that are climbing up the building.

B-1-The lights on the side of building B come on sometimes and at other times they don't.

I-4-The same issue is happening at building A.

K-4- I would like to start a gardening club and a neighborhood watch.

Jan- You can put notices up at the mail center asking for volunteers.

K-1- I would love to see the cable boxes repaired. I would also like it if more attention was given to what people place on their patios and front porches. It's becoming a mess.

I would rather we had a one-time special assessment to cover the cost of the submeters rather than have the board burdened with a loan where interest has to be paid.

F-2-When I return home late at night I have noticed that the mail center often goes completely dark.

L-4- There is also a really dark area near my unit. We recently moved in, and the bushes are looking bad. Do I replace them or does the HOA?

Linda- The shrubs are the HOA's responsibility, but we don't currently have the budget to replace them all at once. In the meantime, we have allowed the homeowners to plant flowers in the open spots as long as the plants they choose aren't aggressive so that they take over the area.

Jan- We are trying to replace the shrubs a little at a time.

L-4-The yard people leave grass clippings all over my porch. I have to use a blower to remove it every week.

A-9-I would like to know which one of you is Skye?

Skye introduced herself.

A-9-Because of the loss of trees and shrubs there is no shade for our cars. They become very hot inside. I would like it if you could concentrate the replacement of trees and shrubs in the south and west where it is the hottest.

B-8-What is the best way to communicate with the board and management? What kind of response time should I be receiving?

Linda- You can reach the board and management through the website. Your request should be acknowledged within 24 hours although it may take longer to be resolved.

B-8- I sent in my owner's info sheet with my HOA check and yet I never received a response about the penalty I was given. I sent 3 reminders and still haven't heard back.

Linda- The message was most likely sent to accounting. However, Skye should have responded to you.

B-8- I have also been waiting for my door to be painted for 18 months.

Skye- I apologize for that, but we only have one painter and he's been out of the country for 6 months.

Linda- We realize we are behind on repairs. Our painter is back and will begin taking care of the issues.

B-8- I would also like to request a way to automate my dues payment.

Linda- You can set up an automatic bill payment through your bank account.

B-8- Is there a way to use Zelle?

Linda- Would the board like to find a way to use Zelle?

Jan- We'll take Zelle under advisement.

B-8- You can speak with the bank, and they will set it up for you.

N-3- I want to thank the board for dealing with the city on the creek retaining wall issue. Is there something we can do about the homeless sleeping down there?

Jan- The issue is not as bad as in previous years because we continue to remove the furniture and mattresses as we find them.

N-3- I am glad the city sent a letter confirming they are taking responsibility. May I see it or take a picture of it so I can read what their intentions are?

Jan- A picture will be fine. See me after the meeting.

H-3- I want to thank Sammy for clearing some things out of the creek and carrying them away. I'd also like to thank him for cutting up the dead tree. I live near the mailboxes, and I really wish people with dogs would clean up after them. I have to step over the mess all the time. I would like to say that I think the water meter idea is great and thank the board for their time and efforts.

U-9- I think the separate meters are a great idea. I also would like to add that I get great responses to my e-mails when I use the website. I recently had an issue with getting rid of an old mattress. I could not put it in the dumpsters and without a water bill I can't take it to the dump. Excel and the board set me up with a man who removes large items that are

placed beside the dumpsters. I had to pay him but was grateful for the service. Is there a way to set up once a month removal of large items?

Linda- We've asked him about this once before. We can ask again.

U-9- Maybe there can be cameras set up in the future to catch those who dump their trash here but don't live here. I also think the cable boxes are wreck and that Zelle is a good idea.

S-2-I want to say that I'm happy with the entire board and appreciate their volunteering.

I will help get things into the dumpsters when possible, although I've seen vehicles that don't belong in the complex dumping trash and large items. There are also cars parked here for a long time that don't belong, including a covered motorcycle.

B-8-We had a damaged water line during the freeze, and it was difficult to get to our water cutoff. Can the shrubs be trimmed in a way that allows access to the cutoff?

Linda-The shrubbery crew is supposed to lower the height of the shrubs to below the windows. They can also make a clearer path to the cutoff.

K-1-If you are hoping for a January 1st start for the submetering billing to begin, when will you be able to get back with more information for the homeowners?

Russell-Hopefully by next month.

Linda- Are there any more questions?

No one raised their hand.

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

F-2- I second the motion.

The motion passed. The meeting adjourned at 7:51 p.m.