

Briarpark Village HOA

Board Meeting Minutes

June 20, 2022

Present: **Jan Paul - President**
 Lynn Reynolds - Vice President
 Angela Pritschow - Secretary
 Russ Vela - Treasurer
 Shawna Neill - Member at Large
 Linda Neel - Excel Management

The meeting was called to order at 6:11 pm.

The Minutes of the April 18th Board meeting and the May 16th Annual meeting were individually read. Russ made a motion to approve. Shawna seconded. The motion carried.

The Management Report was individually read to allow additional time to review and discuss submetering for water utilities.

The Board reviewed the updated wording for Pool Rules and the Maintenance Responsibility Chart as discussed in prior meetings, with minor additional changes. Russ made a motion to approve the updates. Angela seconded. The motion carried. Management will mail the updated pages to Homeowners with their upcoming Dues statements.

The Board requested that management have the exterior water cut-off valve located for H-1. They also requested that management deliver a “Thank You” card to G-8 for his help in trying to locate the valve to cut off the sprinkler system controlling the broken line at H-1. That clock was found to be at Building M.

May financial statements were reviewed:

\$ 88,217	Cash on Hand
7,774	Delinquent Dues
15,973	Prepaid Dues
36,387	May Income
35,043	May Expenses

The Board discussed delinquent Dues accounts and steps being taken for collections thereof.

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Alternative methods for paying Dues were discussed, most of which involve payment fees. If any new type payments are offered, the payor must pay any fees. The HOA will not absorb such fees.

Regarding water submetering, the Board is reviewing information provided by two submetering companies. This review includes how the submeters would be installed, the costs for installation, and how the monthly billing is provided and paid. Attorney opinions were requested regarding authority to submeter water usage / billing, as well as a legal opinion as to how the installation costs should be charged to Homeowners.

Preliminary research shows that the HOA could increase its cash flow by \$6-8000 per month, based on an approximate 17% reduction of current Dues, with Owners paying their actual usage cost of the average \$12-13,000 per month total cost of residential water. This approach if adopted would likely begin in January 2023, and is intended to not only increase cash flow for the Association, but to also reduce water waste and improve water conservation.

In addition to the 17%+/- Dues reduction in January, there would be no Dues increase planned for that time, which with current inflation could be as much as 20%.

The Board considered borrowing funds to pay for installation costs of submetering, but determined that doing so would only increase the current cash flow burden on the Association.

The Board asked that management send out notices announcing a Townhall Meeting on July 25th to discuss the various aspects of water submetering with all Homeowners.

The next Board meeting will be at Country Burger Monday, June 18th at 6:00.

With no further business, Russ made a motion to adjourn. Shawna seconded. The motion carried at 7:41 pm.

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Executive Meeting Minutes
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In Executive Session, the Board discussed the following items :

There were no Executive Session items for this meeting.