

Briar Park Village

Board Meeting Minutes

August 15, 2022

Attendees:

Jan Paul – President
Russell Vela – Treasurer
Lynn Ryan
Angela Pritschow
Shawna Neil
Linda Neel – Excel Management
Nancy Bareiss – Excel Management

The meeting was called to order at 6:14p.m. A quorum was established.

The Board read the July Board Meeting Minutes and the Town Hall Minutes.

Russ motioned to approve the July Board Meeting Minutes
Shawna seconded motion

Shawna motioned to approve Town Hall Minutes, Angela seconded motion

Jan - Raised question received from other owners

Question - If a condo does not pay their water bill, can the city cut off their water?

Answer - No, only the HOA can cut off the water

Management Report

Nancy walking all the buildings on a plan with the entire complex being walked in a month and meet with vendors about things that need to be fixed.

Nancy reviewed the Management Report.

Mark Korner, owner of C4 came to the meeting to speak.

Linda explained rules that the talking is limited to 5 minutes.

Mark asked the following questions:

1. What is the money that is recovered for the \$500 cost of the submeter?

Linda explained the money is recovered through the HOA operations budget of about \$6K per month.

2. Who is reading the meters?

Linda explained they will be read by satellite. She continued to explain there is an administration charge for billing.

3. What is the bank account balance, it moves up and down a lot.

Linda explained that the insurance premium payment was due in May,

4. Is there a meter on the pool? It looks like it is running too much.

Angela asked Russ if the water meter usage elevated? Russ replied that it is on the sprinkler meter and it is not elevated. It was elevated when the pool guy drained the pool.

5. Did my building use too much water?

Russ replied that the C Building usage was high.

6. Will Nancy take the responsibility for the landscapers? It seems like they are destroying the landscaping. There have been lots of problems back from 2016 and 2014.

Nancy replied she was meeting with Richmond Landscaping and would discuss his concerns.

After Mark left the meeting, Jan brought up the lack of photinia which caused a hole in front of her condo and that the back of the W Building looks bad.

Nancy replied she was meeting with Richmond Landscaping and would discuss her concerns.

Financials: (Linda)

Reserve is growing

Income is about \$5K over

Legal bill was approximately \$4K

Maintenance expenses over just \$900

Plumbing slightly over budget due to cut off valves

Utility expenses about \$3600 over budget due to water

Insurance is on budget

Net income about \$1600 over Reviewed delinquent accounts

Only 6 units owe more than \$500 in delinquent Dues.

The Dues increase caused an increase in savings account

Linda will get another price for the plumbing cost from H2O and another plumber in Waxahachie

Nancy requested board members email her their phone numbers

Meeting Adjourned at 7:25p.m

Shawna moved to adjourn

Russ seconded the motion