

**Briarpark Village HOA
Board Meeting
Jan. 16, 2012**

Attendees:

Jan Paul-President
Kathleen Savage-Vice President
Shawna Neill- Secretary
Russell Vela-Treasurer
Lynn Ryan
Linda Neel- Excel Management
Michelle Carlson-Excel Management

The meeting was called to order at 6:42 p.m. A quorum was established.

Management Report:

Lighting/Gutters/Landscaping-

The burned out security light at W-3 was replaced. Several more will be replaced on Friday, January 20th.

The gutters on buildings W and N were cleaned out. All the gutters will eventually be cleaned and covers added. Evans and Horton have been asked to repair the gutters at N-1 and G-1.

Pineda Landscaping trimmed the low hanging branches on the tree between buildings B & D and also the one at W-6.

Painting/Plumbing-

Excel workers painted the trim above the door at V-2, the new post at W-3 and the handrail at J-4. If you need a new door or handrail painted to match the building please put in a request at the website (briarpark.org) or call Excel.

Buildings were inspected for water leaks due to an excessively high water usage. Several issues were found including constantly running toilets, dripping faucets and worn out flappers. Owners were asked to repair the problems or they would be fined. Excel will be checking to make sure repairs were made. Please check your unit for these kind of issues and resolve them before the water usage becomes a problem in your building, as it is your HOA dues that pays for the water bill.

Violations-

Fines and/or violation notices were sent out for broken windows, incorrect window coverings and satellites attached to the buildings. All window blinds must be white.. Remember that satellite dishes can only be put on the poles at your unit. If you do not already have one and want to get a dish, then you must install one. Excel Management must give you approval for the placement of the pole, so be sure to get it approved before you call the dish company.

New Business:

The property insurance is up for renewal on February 1st. The board discussed their options for payment. Their choices were either payment in full up front in the amount of approximately \$32,000 or 25% down and nine equal monthly payments.

Kathleen- I make a motion to go with the 25% down and nine equal monthly payments.

Russell- I second the motion.

The motion passed.

A meeting to review and approve the 2012 budget has been scheduled for February 11th at 11:30 a.m.

The board will try to schedule the annual meeting for May 21, 2012 depending on the availability of the library.

The property porter will continue to clean up the trash that is being dumped at and into the creek. If you see someone dumping trash in the creek area please report them to Excel Management. They will be fined. This is also considered illegal dumping and the city can fine them as well.

The board filled out a survey for the City of Plano about the services of Allied Waste and their continuing rise in rates with no competition of other companies.

Board Requests:

The board reviewed requests made by the owners and voted on them.

.Financials:

Linda Neel reviewed the financials for December 2011. One of the CD's is set to renew in February. Jan Paul will check to see if the interest rate will go up if \$15,000 from the money market account is added or if the rate on the money market is the higher of the two. The outstanding dues are \$5000 less than they were last year at this time, so improvement is being made.

Russell- I make a motion to adjourn.

Lynn- I second the motion.

The meeting adjourned at 8:30 p.m.

