

**Briarpark Village  
Board Meeting  
January 23, 2014**

**Attendees:**

**Jan Paul-President**

**Kathleen Savage-Vice President**

**Shawna Neill- Secretary**

**Russell Vela-Treasurer**

**Linda Neel- Excel Management**

**Beverly Longino-Excel Management**

**The meeting was called to order at 6:40 p.m. A quorum was established.**

The board reviewed the minutes from the previous month.

**Shawna-** I make a motion to approve the November minutes.

**Kathleen-** I second the motion.

**The motion passed.**

**Management Report:**

**Bids-**

The HOA received bids for new pool fencing, extra property lighting and paving repairs. They will be reviewing each bid and comparing each line item in order to make the best decision.

**Buildings/ Carpentry-**

Chapparel Pest Control checked I-6 and T-4 for termites. Rotted wood at K-4 and around the chimney at J-3 was replaced. A new storage door was installed at G-2. The soffit in back of G-5 was repaired.

**Electrical/Lighting-**

Julio inspected electrical panel boxes at Bldg. C. The light bulbs in street lamps at Bldgs. B & E have been replaced along with the flood light at K-1. Flood lights were installed in the back of building S.

**Gutters-**

Downspouts were installed at U-11, E-9, and I-2. The one at M-3 was repaired. Julio cleaned gutters around the property and repaired the one at G-5.

## **Insurance-**

The property insurance renews on 1/31/14. Excel obtained quotes for renewing the insurance and discovered that it would go up no matter where it was obtained. The board reviewed the choices.

**Russell-** I make a motion to go with the bid from Houston Specialty.

**Shawna-** I second the motion.

**The motion passed.**

**Russell-** I make a motion to pay for the insurance all at once instead of financing it.

**Kathleen-** I second the motion.

**The motion passed.**

## **Painting-**

Storm doors were painted at units E-9, P-3, P-12, O-1 and C-4. The front door of C-4 was painted as well as the door frame of P-2 and the storage door of G-2.

## **Pool/Roofs/Signs**

Kings III has been called to repair the pool phone.

Evans and Horton installed new roofs on buildings G and P.

The loose speed limit sign at the Jupiter entrance has been repaired.

## **Violations-**

Courtesy notices were sent out for the need to remove Christmas decorations, torn blinds and screens, trash left on porches, replacing face plate covers on a/c panels, non-compliant window coverings, patio overgrowth, washing cars in the parking lot, missing light caps and dogs not on leashes, not picked up after as well as the number of dogs per unit.

Fines were sent out for not complying with storm door color, car alarms going off in the middle of the night without cause, window a/c units, working on the car in the parking lot, and satellite dishes that have not been put on poles.

## **Financials:**

Linda Neel reviewed the finances for December, 2013.

The prepaid dues actually outdo the past due accounts in December.

Briarpark has CD's ready to renew in February and March. The interest rate on them is minimal.

**Shawna-** I make a motion to put the money from the CD's into the money market account until a better rate can be found.

**Kathleen-** I second the motion.

**The motion passed.**

**The Annual meeting has been tentatively set for April 21, 2014.**

(It has since been brought to the attention of the board that the library is not available on that date. They are considering April 28<sup>th</sup>).

**Kathleen-** I make a motion to close the meeting.

**Shawna-** I second the motion.

**The motion passed and the meeting closed at 7:53 p.m.**

