

**Briarpark Village HOA
Board Meeting
January 23, 2016**

Attendees:

**Jan Paul- President
Russell Vela-Treasurer
Shawna Neill- Secretary
Linda Neel- Excel Management
Beverly Longino- Excel Management**

.The meeting was called to order at 11:00 a.m. A quorum was established.

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

Shawna- I make a motion to approve the minutes.

Russell- I second the motion.

The motion passed.

Management Report-

Bids:

A bid was received for new tile and plaster at the pool. The work has been put on hold.
A bid for property insurance was received from Philadelphia Insurance.

Russell- I make a motion to accept the bid from Philadelphia.

Shawna- I second the motion.

The motion passed.

Buildings/Brick/Carpentry:

Ant killer was put around the exterior of B-10.

The maintenance crew put covers on exterior faucets.

Sealant was used around the P-11, P-12, and O-2 balconies.

Rotted wood was replaced at B-2, C-7, F-3, L-4 and U-2.

Sheetrock repairs were done at units H-3, M-3 and M-4.

A crack was repaired and painted at K-1.

The front doors of B-8 and D-3 were primed and painted.

Exterior Lighting:

Exterior light bulbs were replaced at W-1, T-2, G-2 and the light pole near CVS.

The decision on the new pool light has been put on hold.

Mail Center:

The Christmas decorations at the mail center have been removed.

A new mailbox lock was installed and the owner back charged.

There have been complaints about the parallel parking spot at the side of the mail center.

The board discussed the situation.

Russell- I make a motion to have it marked as mail pickup only.

Shawna- I second the motion.

The motion passed.

Roofs:

Evans and Horton did roof repairs at units B-2, F-1, G-2, S-4, O-5, O-7, U-3, V-4 and V-8.

The board discussed what buildings would get a new roof this year. Due to repair work needed at the creek to keep homes from sliding in, the board decided to only replace one roof this year and get a bid for shoring up the creek area.

Miscellaneous:

There are many cars that are parked on the property that either don't belong, have flat tires, or out of date stickers. The board members as well as Excel Management were given a towing number to have these vehicles removed at their discretion. Only Excel and the board members have the authority to have someone's vehicle towed.

At the Annual Meeting the board will discuss the already replaced cut off valves and which ones need to be replaced.

Violations:

Violation notices/fines were sent out for loud music, satellite dishes improperly installed and doors not painted an approved color.

Financials-

Linda Neel reviewed the financial report for December. Briarpark has total cash assets of \$274,296.00.

The board had a 2016 budget meeting at this time.

Shawna- I make a motion to adjourn the meeting.

Russell- I second the motion.

The motion passed and the meeting adjourned at 12:20 p.m.

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