

**Briarpark Village HOA
Board Meeting
January 25, 2009**

Attendees:

Jan Paul – President
Russell Vela– Treasurer
Sue Green
Kathleen Savage
Linda Neel- Excel Management

The meeting was called to order at 2:45 p.m.

New Business:

Jan Paul- The purpose of this meeting is to accept the resignation of Bill Clark from the board. He has given me a letter stating his wish to resign for personal reasons. He would like to be considered for the board at a later date.

Sue Green- I make a motion that we accept the resignation of Bill Clark from the HOA board of Briar Park Village.

Russell Vela- I second the motion to accept Bill's resignation.
The board had a show of hands vote and the motion passed unanimously.

Jan- We are also here to appoint Kathleen Savage to the board as a replacement for Bill Clark.

Russell- I make a motion that the Briar Park HOA board appoints Kathleen Savage as a board member.

Sue- I second the motion to appoint Kathleen to the board.
The board had a show of hands vote and the motion passed unanimously.

Jan- Kathleen needs a copy of the future plans list and to be brought up to date.

Linda- The meeting tomorrow night will follow the same agenda as the last one. The only difference will be that the calendar year has been changed to reflect the correct dates and amounts. Jan and I called the IRS and were told that the correct year for our use was Jan. - Dec. The financial periods have been adjusted. The date on the ballots for the vote has been changed to tomorrow's date. The agenda will also state that there is a preliminary audit pending.

Jan- I was very glad that the IRS was so careful in requiring proof of our identity and recorded our conversation.

Linda- I will explain the changes to Dick before the meeting tomorrow.

Jan- Will we have enough proxies for a quorum tomorrow night?

Linda- I don't think there will be a problem. Who sets up the board on the website?

Jan- I'll have Jerry add Kathleen to the website.

Old Business:

The HOA board discussed the financial situation, focusing on overdue HOA dues.

Linda- We need 51% for a quorum at the meeting or by proxy. We only need to get 2/3 of the vote if we are changing the by-laws. I think there is a place in the by-laws that says when you have to try for a second meeting, the percentage needed goes down.

Jan- I have been carefully reading all of the by-laws and I didn't find anything like that.

Linda- I think that by being aggressive at an early stage in our collecting past dues is a positive move. It would be easier for a homeowner to come up with \$500 rather than \$5000 to save their home. We need to focus on the positive things at the meeting tomorrow, such as all the things that have been accomplished. If anyone has complaints they can form or join a committee to help fix the problem.

Jan- We are trying to keep dues low because so many are losing jobs. We also have to keep collecting the past due ones in order to pay the water bills. We can't allow a few to cause everyone to be without water. The by-laws also require us to have a certain amount in reserve.

Linda- I think your fees are really low. I think they are just 16 cents a square foot.

Russell- I have been trying to help the budget by making some repairs on fences myself.

Linda- Tomorrow night we will go over the past accomplishments, the future plans and recap the last meeting. Questions and answers must be reserved for the very end.

Kathleen- Do the homeowners need to be current on their dues to speak.

Linda- Yes, but we need to tell them personally before the meeting. We don't want anyone to be embarrassed. How much of the talking do you want me to do?

Jan- We can play it by ear. The board will answer everything that they can. It will build confidence and trust. If we don't know the answer you can step in. We need to get an estimate on the land by the creek so we can make a proposal to the homeowners.

Linda- You need 67% of the vote to sell.

Jan- That's why we need the estimate.

Linda- Did AMGI give you a budget last year?

Sue- No

Linda- I couldn't find one in AMGI's papers so I prepared one to the best of my ability. I have also been working on one for 2009. Do you want me to pass this out?

Jan- We need to provide them with something to go by.

Linda- I need 5 minutes at the meeting to talk about homeowners insurance, stressing displacement and loss of rent in case of fire.

Sue- I make a motion to close this meeting.

Kathleen- I second the motion to close the meeting.

The motion was passed and the meeting adjourned at 3:45 p.m.

