

**Briarpark Village HOA  
Board Meeting  
Feb. 20, 2012**

**Attendees:**

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

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

**The board had reviewed the January minutes on the website and accepted them as correct.**

**Management Report:**

**Annual Meeting-**

The annual meeting is scheduled for May 21, 2012 at the Harrington Library. The date is subject to change if the library is unavailable.

**Doors/Electrical-**

Excel replaced a mailbox lock and back-charged it to the owner.  
Eagle Electric replaced photo cells behind buildings L and B to ensure working street and flood lights.  
Light bulbs were replaced in the flood lights of building W.

**Gutters/Roofing-**

Excels' crew continues to install new gutter screens on the buildings. They also installed a larger downspout at the N building and repaired a gutter at the G building.  
Evans and Horton repaired roof leaks at buildings K and P.

**Insurance-**

Briar Park Homeowners Association has renewed the property insurance with Texas Commercial.

**Painting/Plumbing-**

The Excel crew painted new doors on the H and E buildings. They will continue to paint doors to match the buildings as the homeowners buy new ones.  
The property management checked to see that repairs had been done in units where water bills had been overly large. They will be examining other buildings as needed.

### **Landscaping-**

The contracts with the landscaping companies are set to be renewed at the end of February.

Spriggs is the company that does the organic weed control and fertilization. Pineda mows, cuts hedges, blows leaves, repairs sprinklers and other various things.

The board is requesting a schedule for specific duties from the companies.

Trees that are either dead or interfering with power lines are being removed. They will be replaced with trees that require less water and have smaller roots.

### **Financials:**

**Linda Neel** reviewed the January financials with the board. The largest expense was the insurance renewal, but paying it all at once saved Briar Park over \$1400. The water bill was less due to the sprinklers being off for the winter season.

The board met on Saturday, Feb. 11, 2012 to review the preliminary budget for the year. They made necessary changes and approved the new budget,

**Russell-** I make a motion to adjourn the meeting.

**Shawna-** I second the motion.

**The meeting adjourned at 7:45 p.m.**

