

**Briarpark Village HOA  
Board Meeting  
Gladys Harrington Library  
February 22, 2010**

**Attendees:**

**Jan Paul-President**  
**Kathleen Savage- Vice President**  
**Sue Green**  
**Linda Neel- Excel Management**  
**Sunny Miranda-Excel Management**

**Old Business:**

Prior to the opening of the meeting, the board had a discussion with the owner of unit \*\*. **Unit owner-** A civil engineer was sent out at what I assumed was the boards' request to look at a foundation problem some time ago. One end of the room is 2 inches lower than the other end.

**Jan-** Lynn sent a picture of the crack in the concrete to me today, but I haven't had a chance to forward it to the rest of the board. I will send the picture to the board and to management as soon as possible for their consideration. The problem is being caused by the nearby tree that needs to be removed.

**Unit owner-** The property is not sellable as it is. It will not pass inspection.

**Linda-** Did you get a copy of the engineer report? We were not aware of this problem. It must have been ordered by the previous management company.

**Unit owner-** I did not get a copy of the report.

**Linda-** We will see if there is one in AMGI's files.

**Jan-** We will research and consider the problem and get back with you by the end of the week.

**Unit owner-** You also need to look at the damage to the patio and possibly the balcony of the unit above mine.

**The meeting was called to order at 6:50 p.m.**

**Jan-** The tree of unit \*\* needs to come down in order to keep the damage from getting worse. I can imagine what the patio looks like. This tree is not the only one causing problems. The one at the end of the V building is busting the concrete.

**Linda-** Jerry prefers that the management guys trim the trees on the property.

**Jan-** Can they also cut down trees when needed?

**Linda-** The trees on the property are too big for our guys. A professional is needed. We need to get some bids

**Jan-** I will call S & S for a bid.

**Linda-** I will get a second bid. The bids need to be for cutting down the tree, grinding out the stump and chemically treating the area so that it doesn't grow back. I will get the bid for one tree and ask them to look over the property to see if there are others that need to come down.

### **Financial Report:**

**Linda Neel** reviewed the financial report for January 2010. The electric bill was a little more than usual because they have been strapping the meters back to the poles a few at a time. When the siding was redone the meters were unstrapped and Entourage never restrapped them. The budget for the garbage pick-up needs to be increased due to a raise in rates. Linda still needs to have a meeting with Russell Vela (treasurer) in order to set the new budget.

Linda also reviewed the delinquency report with the board.

### **Board Requests:**

Unit \*\* has a constant carry over of \$54.56 every month. The owner wants the charge removed because he doesn't believe he owes it. The board cannot remove it unless he can show proof of payment with cancelled checks. In the meantime it might be verified through AMGI.

Unit \*\* wants to renew a request to build a handicapped ramp in front of his unit. He reminds the board that his request was approved at a previous meeting. The minutes for August 2009 confirm that to be true. His request is once again approved following the prior stipulations. The board also wants to remind the owner that any damage to the sprinklers will be the responsibility of the owner and the plans the board was given must be followed exactly.

Unit\*\* was issued a violation for not removing holiday decorations that the board thought was snow spray. The problem proved to be a broken seal between window panes causing a white discoloration. The owner agreed to have the window replaced and wants the fine removed. The board agreed to remove the fine due to the fact that it was not holiday decorations.

### **Electrical:**

The meters on the O, B, and A buildings have been restrapped to the poles. Other buildings will be done as the electrician is available.

### **Exterior Lighting:**

The new lighting was not added to another building due to weather conditions. They will be added as weather permits and when meter poles are complete.

**Jan-** What is happening with the problem of the lights on the W building being turned off?

**Linda-** We have spent hours on the phone with Oncor and TXU trying to get the problem resolved. We finally reached a supervisor who looked into the matter. He said that the

lights never got added to the billing. Beverly spent hours getting the service set up. We received a confirmation letter so the problem should not occur again.

**Insurance:**

The insurance has been renewed with Firewheel. They gave the HOA a very good renewal rate.

**Mail Center:**

A new bulletin board has been installed. The message board was lowered to eye level and a new lock is being ordered from Peachtree.

**Rules and Regulations:**

A copy of the 2005 rules and regulations has been located. It has been compared to the 2004 copy and Rashelle has marked the pages for updating. These need to be reviewed and updated at a separate meeting. The meeting was scheduled for Sat. 27<sup>th</sup> of February.

**General Discussion:**

The maintenance company has been given a key to unit \*\* but has not been inside to inspect alleged water damage. They do however have a picture of the so-called damage. They will be discussing the problem with the bank that currently owns it. The rotted wood on unit \*\* has been repaired as well as the graffiti on the alley wall. Currently the board has 55 proxies for the annual meeting, but 82 are needed. The striping and numbering of the parking spaces needs to be done when weather permits.

Linda still wants the board to consider pet waste stations. She would like them to at least try on. They agreed to consider one, but the cost of just one is \$300 or more.

**Linda-** Jerry is cutting back the brush along the creek area and transplanting some of the growth to other areas to help with soil erosion. Excel is sending men with chain saws to help remove the dead tree from the middle of the creek.

**Jan-** We need to get serious about the patio clean-ups. Things are beginning to look trashy. The trees need to be cut to the height of the fences.

**Linda-** I could not find that requirement in the current rules. We are working on revising them.

**Jan-** It was in the rules at one time. They even cut 6 inches off of a fake tree on my patio. The patios and front porches need to be cleaned and brought up to the HOA rules. The window coverings should all be white as the rules state or they should be fined. Is anything being done about the barking dog?

**Sunny-** Rashell said she sent a fine for the barking dog.

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

**Kathleen-** I second the motion.

**The meeting was adjourned at 8:35 p.m.**

