

**Briarpark Village HOA
Board Meeting
Gladys Harrington Library
March 30, 2009**

Attendees:

Jan Paul-President

Kathleen Savage- Vice President

Russell Vela- Treasurer

Lynn Ryan

Linda Neel- Excel Management

The meeting was called to order at 7:10 p.m. A quorum was established.

Russell Vela- I make a motion to approve the minutes from the last board meeting.

Lynn Ryan- I would like to second that motion.

The motion was approved.

Management Report:

Linda Neel reviewed the property maintenance in lieu of Jerry Tomas. He was unable to attend. The pre emergent weed control was applied on Friday, March 27. Spring fertilization is beginning. The Juniper trees that are brushing against the buildings will be trimmed a few at a time and other trees will be shaped. Jerry wants the boards' recommendation on ground cover for the dead section by the pool. He is also going to give the board a list for which fences need repair or replacement first.

Chapparel Pest Control came out today, March 30, to check the property and treat any small problems. They provided a full report for the board in time for the meeting.

The board is waiting on a recommendation and cost quote for extra lighting to possibly be added this summer. The existing light poles are to be sanded and repainted to prevent rust problems.

The extra pool drain cover will be delivered by the pool man and this should insure that the pool is up to code. The cost was less than expected.

Repairs on the parking lot concrete are to begin very soon. The holes must be fixed to stop further erosion.

The retaining wall behind building R was never replaced by Entourage so the maintenance company (Excel) is taking bids to have it replaced.

A stop sign was installed at the corner of building P by the dumpster. The board agreed that one is needed by the V building. They are also looking into more or larger MPH signs. Too many people are speeding through the parking lot and using the speed bumps as an obstacle course. Anyone running a Stop sign or speeding may be subject to a fine. Car license plates numbers will be taken to identify offenders. Those parking in fire lanes are subject to be towed.

Bicycles, skateboards and motorized children's vehicles are not allowed to be used in the parking lot. There is too much danger in getting hit by other vehicles. The children must be safe.

Financial Report:

Linda Neel discussed the balance sheets for February. The cash assets have started to rise. The accounts are finally in order. The owners who were behind in dues have started to catch up.

The board reviewed the list of those still behind and discussed what to do about them. Each unit was discussed individually so that the owners' circumstances could be taken into account.

Russell Vela- I make a motion that we talk to the mortgage company that has a lien on unit ** to see if we can deed it to them and receive some of the back money that was owed. This way we could at least get the dues coming in.

Kathleen Savage- I second the motion to talk to the mortgage company.

The motion was passed.

New Business:

Russell Vela handed out a very preliminary budget for the board to look over on their own time. This budget is to show not only money being used now, but also money needed for future repairs such as roofs. There would be further discussions at future meetings.

Russell- I make a motion that the meeting be adjourned.

Lynn- I second the motion to adjourn.

The meeting was adjourned at 8:50 p.m.

