

**Briarpark Village HOA
Board Meeting
Gladys Harrington Library
April 29, 2009**

Attendees:

Jan Paul-President
Kathleen Savage- Vice President
Russell Vela- Treasurer
Sue Green
Lynn Ryan
Linda Neel- Excel Management
Jerry Tomas- GAT Services

The meeting was called to order at 7:05 p.m. A quorum was established.

Special Guest: Jerry Tomas

Mr. Tomas addressed the board to bring them up-to-date on the work being done on the grounds. The pre emergent weed control, spring fertilization, and post emergent weed control have been finished. The Junipers that are brushing against building windows and roofs will be trimmed a few at a time as needed. The Cedars (knarley trees) will be shaped a few at a time.

Jerry- Several sprinklers need repairing. There are at least four leaks. Twelve valves need to be replaced at approx. \$200 per valve. The master valve outside of T building needs replacing also at approx. \$400. The sprinklers cannot be used until these are repaired.

Russell- I make a motion to get a bid and repair these problems.

Sue- I second the motion

The motion was passed.

Linda- Our plumber charges \$20 an hr. for labor. That may make it cheaper. I would want him to work under Jerry's supervision.

Jerry- I'll point out the problems and the correct valves.

Linda- I want him to come by when you are there.

Jerry- There is a section by the pool that needs to have the ground cover replaced. I recommend Jasmine.

Jan- What would it cost?

Jerry- Jasmine is about \$1.25 per twig. The total would only be \$60-\$100.

Sue- I make a motion to replace the ground cover by the pool.

Russ- I second that motion.

The motion was passed.

Jan- I cannot find the list of recommended fences to be repaired that Jerry sent me.

Jerry- I will resend you the list. They have not all been done yet. The retaining wall by the creek will fall in a couple of years if the erosion of the creek isn't stopped.

Jan- We need to ask the city if that is their responsibility or ours.

Linda- The light poles need to be sanded and painted with rustoleum before they get any worse. Is that something you can do, Jerry?

Jerry- No, that isn't part of my area.

Board Requests:

The board allowed the owners of unit ** to speak with them about their impending foreclosure and a possible resolution.

The owner of unit ** had made a written request to have the fee for a repair survey waived. They were not told that there would be a charge for this and no actual work was done.

Russell- I make a motion that the survey fee be waived on this unit.

Kathleen- I second the motion.

The motion was passed.

Management Report:

Linda Neel made the report on the progress that has been made by the management company. The locks have been changed on the foreclosed units. Collections are still being pursued for those behind on their dues. Unit ** was to be inspected and treated for termites on April 29, 2009.

Linda- The gutter down spouts on units V6 and V9 are clogged because of birds getting in where the flashing is bent. Other units will probably have clogged ones also. Our porters can clean them if you wish.

Russell- I make a motion that the porters clean all the down spouts at one time.

Sue- I second that motion.

The motion was passed.

The gaps between the brick and siding of unit R3 will be filled with MP1 window caulking. The concrete repairs are being done by O. L. Stevens. The management company is to get bids for the retaining wall on building R. No fence work can be done there until the retaining wall is done. Three new stop signs have been installed.

Linda- We need to know if you still want more 10 mph. signs installed and whether you want the yellow or white ones.

Kathleen- I make a motion that we have two mph. signs installed in yellow.

Sue- I second the motion.

The motion was passed.

Linda- Would you like the porters to sand and paint the light poles? They could do one and see if you approve of the results.

Jan- We can let them try one and if they do a good job we can vote to let them do all of them.

The sewer back up at building P has been repaired and also the water cut off at Q1. Violations have been assessed for non pick up after dogs, TV set on porch, and an incorrectly installed satellite dish. The slab leaks at K1 and T1 have been taken care of also.

Financial Report:

The board did a quick review of the financial standings including the collection reports. A lot of progress has been made in the collection department.

Russell- The library is about to close so I make a motion that the meeting be ended.

Jan- I second the motion.

The motion passed.

The meeting ended at 8:55 p.m.