

**Briarpark Village
Annual Board Meeting
May 5, 2014**

Attendees:

**Jan Paul-President
Kathleen Savage- Vice President
Shawna Neill- Secretary
Russell Vela-Treasurer
Lynn Ryan
Linda Neel- Excel Management
Beverly Longino-Excel Management**

The meeting was called to order at 6:32 p.m. A quorum was established by vested proxy.

The board allowed a few minutes for those present to read the previous annual meeting minutes.

L-3: I make a motion to approve the 2013 annual minutes.

C-2: I second the motion.

The board called for a show of hands and the motion passed.

Introductions-

Each board member was introduced and asked to tell a little about themselves. They are all long term residents and have served on the board for several years.

Announcements/Board Report-

2013 Accomplishments:

\$3,500 a month has been added to a Money Market Reserve Account for future improvements.

A Live Oak tree and a Red Bud tree were planted.

New roofs were installed on Bldgs. G and P.

The sprinkler system was updated.

Basic deck repair was done in the pool area.

A broken pipe at building V was discovered and repaired, resulting in a large savings on the water bill.

Security Patrol Service was added during the summer months.

Storm doors that were not in color compliance were painted a dark bronze.

Chimney repairs were made on 4 buildings.

2014 Goals:

The creek will be cleaned out.

A new roof has already been put on building E.

The lighting project will soon be completed.

Gutters and downspouts are being inspected and repaired/replaced as necessary.

Electrical panel boxes are also being inspected to be sure they are in compliance.

Reminders:

It is against the Rules and Regulations to work on your car on property.

Owners must provide a copy of the Rules and Regulations to their renters.

Owners must provide proof of liability insurance.

Owners must provide criminal background checks on prospective new rental residents.

Excel Management can assist homeowners with this at no cost.

Board Elections-

Seats 1 & 2, currently held by Jan Paul & Lynn Ryan, were up for a 3 year term.

The attendees were asked if anyone wanted to run for office or nominate anyone.

There were not any nominations.

J-3- I make a motion to re-elect Jan Paul and Lynn Ryan.

B-1- I second the motion.

A show of hands was called for and the motion passed. Jan Paul and Lynn Ryan were re-elected to the board.

Budget-

\$227,288.24 in bank

\$218,085.35 net worth

\$351,595.56 total year to date revenues

\$25,920.00 management fee 2013

\$87,625.28 total maintenance expense

\$145,118.42 total utility expense

\$36,023.12 other expenses (insurances)

M-2- I make a motion to approve the financials.

P-8- I second the motion.

The motion passed by a show of hands.

Open Discussion-

B-1- How much did the E roof cost?

Linda-\$19,000-\$19,500

B-1- There are posts up behind buildings A & B, but no lights.

Jan- The lights are scheduled to go in this week.

J-3- Will we have pool guards this year?

Jan- No, because they did not check to make sure all the swimmers were residents which was what they were hired for.

I-6- I love the lights. Can you get recycling bins?

Kathleen- No, people can't even get the trash in the dumpsters.

I-4- I asked the trash company and they said that they sort the trash for recycling because they can't put separate bins on apartment type properties.

I-6- Where do I get a pool key?

Linda- From the management company.

M-2- I am happy with everything. M-4 wanted me to ask if you could bring in a large construction dumpster again for cleaning out large trash from homes?

Jan- No, that was a special situation before because we actually had major construction going on.

C-2- I am happy about everything.

H-1 Were all the chimneys cleaned?

Jan- No, the chimney cleaners offered a discount if a lot of people wanted their chimneys cleaned. Signs were put up asking for those who wanted to participate. Those who did got a discount but everyone had to pay for their own.

H-1- The people that walk their dogs at the gazebo allow them to poop near my door and do not pick it up. Can we get one of the metal signs asking them to pick up after the dogs?

Jan- We will put that on the agenda for the board to discuss.

H-1- What is the mulch area for behind the building?

Jan- It is to help stop the erosion in that area.

H-1- Can I put a bench back there to sit and read?

Jan- Feel free to do so.

P-8- Thank you for the new lights.

H-4- I hate the lights. It is like daylight in the bedrooms and my son can't sleep. Is there something you can do to stop the glare?

Jan- We are currently trying to put in frosted glass to see if that helps.

H-4- Why didn't they clean up the wires and other things when they put in the mulch?

Jan- They have just started working on the creek.

A-4- I don't like the lights. I can't sleep. It is like living on a football field.

Jan- We are working on the problem. Maybe we can re-adjust them.

A-4- Can you give us the crime stats for the area?

Linda- You need to go on-line to the City of Plano and find them. Maybe we can consider getting them monthly. We will put it on the agenda for discussion.

I-4- I talked to an attorney and was told that you have to give legal notice of any changes to the Rules and Regulations. The internet is not legal notification.

Shawna- We didn't change anything. We are just enforcing the existing rule about the storm doors.

I-4- It should be the homeowners job to bring their doors into compliance.

Jan- We agree.

O-1-What is the status on FHA qualification?

Jan- We got it and it is good for the next 2 years.

O-1 Did you know that Oncor is insulating attics for free and weather proofing doors?

Jan- Yes, they went door to door.

C-4- What is the process for getting prices for electric, landscaping and other things for the property?

Jan- Excel gets bids from several places and then the board chooses.

C-4- The roof costs sound high.

Linda- If you know of other good companies let us know.

The board asked for further questions. There were none.

Russell- I make a motion to adjourn.

Lynn- I second the motion.

The motion passed and the meeting adjourned at 7:45 p.m.

