

**Briarpark Village HOA
Board Meeting
May 8, 2010**

Attendees:

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

The meeting was called to order at 11:45 a. m. A quorum was established.

New Business:

The board officially accepted the resignation of Sue Green. Sue has sold her unit and moved on.

Russell Vela- I make a motion to elect Shawna Neill to replace Sue Green on the HOA board.

Kathleen Savage- I second the motion to elect Shawna Neill.

A vote was taken.

The motion passed.

Old Business:

Jan- What can be done about the teenagers who are climbing the fence at the pool to swim? The pool is not open yet. They have been seen twice.

Linda- What age would you guess they were? Do you think they are between 9-12 or 12-14?

Jan- They look to be between 12-14. They leave by the gazebo. Can barbed wire be installed along the top of the fence?

Linda- It can be, but I wouldn't suggest it.

Jan- The pool caretaker said that there aren't enough chemicals in the pool to harm them.

Linda- I need to be called while they are in the pool so that I can get the police to issue a trespass warning if they don't live on property. If they do live here their parents can be fined.

Jan- We need to find out exactly where they are coming from.

Linda- We also need to fine those that are riding skateboards in the street.

Jan- Can we send a letter to ** asking him to keep the scooter to the side of the parking lot? We will then have a record of the warning instead of just a phone call.

Linda- We can do that.

Jan- When will they come back to remove the dead trees?

Linda- The tree work is a three day job. Friday they trimmed all the trees. Monday and Tuesday they will be cutting down the dead trees and those whose roots are causing problems. S& S has also submitted a bid for more work that needs to be done. This bid includes planting three small trees to replace some that were removed last year. They need an answer soon because trees must be planted in the spring or fall. They are \$495 each with a one year guarantee. The bid also covers removing the Magnolia trees that are in danger of breaking up the parking lot.

Russell- I make a motion to get the new trees planted.

Jan- I think we should get the whole thing done and over with so we can move on to other matters.

Linda- If you wait to take out the trees it could damage the parking lot adding more costs.

Kathleen- I make a motion to accept the S & S bid for all the extra tree work.

Russell- I second the motion.

The motion passed.

Russell- Mr. Stephens needs the parking lot map to do the striping and marking of parking spaces.

Linda- There is one in the book of rules and regulations. It is on several pages though and would need to be taped together in order to read it. They told me that they would be able to start on Wednesday weather permitting.

Jan- We need time to put up notices to let the tenants and owners know when their cars need to be moved.

Linda- We should be able to put out notices on Monday for work to be done on Wednesday the 12th.

Kathleen- What about the linoleum bid for **? Did they sell the unit? The sign is down.

Linda- I don't know.

Jan- When we give them the check for \$280 I want that to be the final action on the matter.

Linda- Mike Cooper is going to look at the damage to ** on the 10th. He will give us an engineers report.

Jan- Can he look at ** while he is here?

Linda- It is \$600 for each report.

Russell- I make a motion that we get ** looked at also so that we have an official engineers report.

Shawna- I second the motion.

The motion passed.

Jan- When the report comes in we will be able to vote on the matter at the May 17th meeting. While you are on the property, Linda, you need to check on **. The unit is empty but the door was open and the real estate lock was hanging loose on 5-7-10.

Russell- We need to address the problem of communication between the board and the investment owners. The rules say that the owners must notify the board when a renter moves out or in. We need to know who they are as well as be able to enforce the rule on the size of their pets. (No animal over 30 lbs.) We have to start fining the owners who do not comply with enforcing the rule and regulations on their renters.

Linda- We can send letters to the investor owners with the requirements. Does the board want a copy of the leases?

Shawna- Each new renter needs to be provided with a copy of the rules and regulations.

Linda- Other properties require the owner to send the new renter to the office to pick up a copy before they are allowed to move in. The fine for not sending in their renter is \$50.

Board Requests:

Jan: **still doesn't want to cut the tree in their patio down.

Linda- The tree professionals say that it must come down due to root damages to the patio. She was also asking about an exterminator but the bug problem is also their responsibility since it is not termites.

Linda- The owner of ** has asked us to review the list of things his inspector said needs to be fixed. He wants to know which of the highlighted ones are his responsibilities and which are ours.

The board reviewed the list and decided :

Owners' Responsibility: attic firewall, fireplace damper, insulation around fireplace insert & mildewed insulation in attic

HOA Responsibility: flashing at sidewall, exhaust vent skirt, plumbing exhaust vent skirt, missing shingle, exposed nail heads on roof and wood trim over kitchen window

Jan- ** has two satellite dishes that they are not using on the roof. They do not know how to get them down.

Linda- We can remove them and back charge them for the labor.

Jan- Send them a letter telling them we will have them removed, but that they will be charged for the work.

Jan- ** wants to pay \$20 a month on their plumbing repairs.

Kathleen- I make a motion to allow them to pay \$20 per month.

Shawna- I second the motion.

The motion passed.

Exterior Lighting:

A new light was installed on the end of building F. The AT&T boxes need to be painted as some are rusting.

Pool:

The tripping hazards have been removed from the pool area.

Jan- Do we want to wait for Memorial Day to open the pool?

Kathleen- Maybe we should open it the week before.

Jan- Let's set the opening date as May 24th and I will post a notice at the gazebo.

Financials:

Linda- We are ready to close the Colonial account and buy CDs.

Jan- Send a letter to those that are still sending their dues to that account and remind them to send them to you. I have a signature card for that account, so I can stop by sign and get a cashiers check.

Linda- What do you want to do with the money? Do you want CDs or do you want it to go to cash reserves?

Russell- We should split it as \$20,000 in CDs and \$18,000 in cash reserves.

Jan- We will put it in Legacy.

Russell- I make the motion to adjourn.

Kathleen- I second the motion.

The meeting adjourned at 1:45 p.m.

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