

**Briarpark Village HOA
Annual Board Meeting
May 24, 2016**

Attendees:

**Jan Paul- President
Russell Vela-Treasurer
Shawna Neill- Secretary
Linda Neel- Excel Management
Beverly Longino- Excel Management**

.The meeting was called to order at 6:35 p.m. A quorum was established by attendance, mailed proxies, and vested proxy.

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

B-1-I make a motion to approve the minutes.

K-3- I second the motion.

The motion passed.

Introductions:

Jan Paul welcomed the homeowners to the meeting and thanked them for attending. The board was excited to see some new owners in attendance.

Announcements/ Board Report:

2015 Accomplishments-

The creek was cleaned out extremely well. Lighting has been added in several places on the property. The parking lot was striped. A new, taller pool fence has been put up. All the front doors were painted for a uniform look. New roofs were installed on the H & L buildings.

2016 Goals-

The creek needed to be cleaned and the bamboo removed along with the homeless squatters. This has already been accomplished. The pool has been replastered according to city guidelines. The painting of the gazebo has been finished. The J building received a new roof. Many other roofs will be replaced as soon as the insurance report from the hail storms is finished. The shutters, gutters, and other damages will also be fixed. The board has plans for additional lighting.

Board Election-

Seat 5, currently held by Kathleen Savage is up for a 3 year term. She is willing to continue serving for another term. The floor was opened for nominations.

M-2- I make a motion to allow Kathleen Savage to continue on the board.

B-10- I second that.

Kathleen Savage was elected to seat 5.

Financials as of December 31, 2015:

Total Assets- \$274,372.71

Delinquent Dues- \$6,792.07

Prepaid Dues- \$8,836.86

Total Liabilities- \$274,372.71

Total Expenses- \$368,400.11

Complete budget pages were contained in handout to attendees.

B-1- I make a motion to accept the budget.

H-4- I second the motion.

The motion passed.

Linda Neel reminded everyone that homeowners insurance is required. This needs to include liability insurance in case of damage to a neighbors property. It is also a good idea to include displacement insurance to cover renting a place to stay if your home is too damaged to live in for a while.

Open Discussion:

B-1- You said 13 roofs were damaged. How many will be replaced?

Jan- Probably all of them.

Linda- Not all of them had enough damage for the insurance to replace. We are waiting for the final report and will replace as many as we can.

Jan- If you want to see the worst of the damage, look at the C building. All of the shutters and gutters are gone or damaged.

H-4- Does the insurance cover the hail damage to the fence stain? It also caused the door frame to peel. Can I paint it myself?

Jan- I was told that the inside of the fence was mine to take care of.

Linda- Since the doors are a specific color, we will give you the paint so you can do the door.

H4- Does the insurance cover the window screens?

Linda- Homeowners are responsible for the screens.

H4- Can we use our homeowners' insurance?

Linda- Yes, but you might want to check on your deductible.

K-3- I am new to the property. Could you all introduce yourselves?

The board members introduced themselves.

U-9- I have noticed a lot of through traffic dumping trash at our dumpsters. Can a sign be put up to tell them this is illegal and they will be fined?

Beverly- We have posted signs and people just tear them down.

U-9- What about a more permanent type of sign that also lists the fine amount?

Beverly- We will definitely replace the signs and try to find a way to keep them attached.

Russell- If you see someone putting things like mattresses in or by the dumpster please take down the license plate number and send it to Beverly. If you know which condo they live in that would be extremely helpful.

P-8- The paint on my storage door was damaged in the storm. Do I need to get the paint from you?

Linda- We will paint it , but we need a picture of the before for insurance purposes.

P-8- I have pictures to send you.

M-2- I just want to suggest having a one page sheet for renters to check and sign stating some of the more important rules and regulations.

Beverly- They are already supposed to be given a complete copy of the Rules and Regulations.

H-4- I have lost the paper with the pool code. Will we be able to get it?

Jan- A new lock was installed. The new code will be in with the June dues statement. Please do not give out the new code to anyone that does not live at Briarpark.

H-4- We are having parking issues by our building. There are too many cars per unit and even cars without license plates. What can be done?

Linda- Call Beverly with the unit numbers if possible and what cars are illegally parked and we will take care of it.

Jan- My personal goal this year is to get back two parking spaces per unit.

V-3- Where are visitors allowed to parked?

Beverly- In any unmarked parking space.

M-2- Is there a law against how many can live in one unit?

Jan- Yes, but it is almost impossible to prove how many actually live there.

Linda- It is actually a HUD ruling and can be reported to fair housing. Any more questions? If not can someone make a motion to adjourn?

H-4- I make a motion to adjourn.

P-8- I second the motion.

The motion passed and the meeting adjourned at 7:42 p.m.

