

**Briarpark Village HOA
Annual Board Meeting
June 2, 2015**

Attendees:

Russell Vela-Treasurer

Shawna Neill-Secretary

Lynn Ryan

Linda Neel- Excel Management

Beverly Longino- Excel Management

.The meeting was called to order at 6:35 p.m. A quorum was established by vested proxy.

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

P8 - I make a motion to approve the minutes.

M4- I second the motion.

The motion passed.

Introductions:

Russell Vela welcomed the homeowners to the meeting and thanked them for attending. The board members introduced themselves. They are all long term residents and have served on the board for several years.

Announcements/Board Report:

2014 Accomplishments-

The creek was cleaned out again. A new roof was put on building E. The lighting project between the buildings was completed. The gutters and downspouts were inspected. They were repaired or replaced as needed. All the electrical boxes were inspected to insure compliance.

2015 Accomplishments/Goals-

The pool fence has been completed. The parking lot striping and creek clean out have also been completed. The front doors need a new coat of paint. This project will begin in July, weather permitting. It will be done on several Saturdays so that residents can be home to open the doors and all edges be painted. The board would like to replace one or two roofs this year.

Reminders-

It is against the rules and regulations to work on your car on the property. Owners are responsible for providing a copy of the Rules and Regulations to their renters. Owners must provide proof of liability insurance. Owners must also provide criminal background checks on prospective new rental residents. Excel Management can assist homeowners with this at no cost.

Board Elections:

Seats 3&4, currently held by Russell Vela and Shawna Neill are up for election. Russell and Shawna would like to continue on the board. The attendees were asked if anyone would like to run for office. There were no nominations..

M4- I am ready to vote for the current board.

All attendees agreed so Russell Vela and Shawna Neill were re-elected by acclimation.

Financials:

\$273,865.88 in bank
\$245,518.35 net worth
\$355,279.80 total revenues
\$27,840.00 management fee
\$58,851.93 maintenance expense
\$140,910.30 utility expense
\$45,782.41 insurance

Linda Neel- We have saved money by not having to turn on the sprinklers due to the rain. We also received \$16,000 from Time Warner Cable for renewal of our contract. We also receive a shared revenue check from them each month.

Open Discussion:

M3- I have a roof leak.

Linda- Evans & Horton were there today. It was fixed.

C8- I have a small leak, but I haven't reported it yet.

D8- I may have a leak.

Linda- Please report these promptly to minimize damage.

K4- I spend a lot of time at the pool. I think the pool needs to be replastered and the tile repaired.

Linda- I will talk to the pool man and see what he thinks.

P8- Instead of a number on the parking spaces, would it be possible to use the unit address to keep others from parking there?

Linda- The unit numbers aren't used so that others don't know who the cars belong to and damage them for spite. We talked to the people parking in the wrong space and they agreed to park elsewhere.

P8- I guess it worked, because we haven't had the problem for a while.

M4- How do we get evidence of insurance for the property?

Linda- Call the management company. We will get you in touch with the insurance company and they will send proof directly to the lender.

M4- How do I get a response to my e-mails?

Linda- Send them to briarpark.org and they should be answered within 24 hours.

M4- The house behind my unit has large trees that I am afraid could fall in my yard. Who is responsible if they do?

Linda- Probably the homeowner.

M4- There is a lot of soil lost from the area in front of the unit. The metal sheeting has fallen over. There are weeds growing in my gutters.

Linda- We will look into those problems when we are on property.

D8- When the fences were installed, mine was never stained. Are you going to stain the fading ones again?

Linda- It is on the list of projects, but probably not this year.

K4- I have H1's proxy and she wants to know what can be done about people knocking on her door thinking it is the office.

Linda- She can put a small sign on her door saying "Private Residence". We can also put a sign at the mail center stating that there is no on site office.

P8- There is a leak in my dining room by the wall between my unit and unit 9. I don't know who is responsible for repair.

Linda- There is usually a bathroom located above the dining room. It could be a broken seal on the toilet. We can be there at 9:15 on Friday to look at it.

M3- Tree branches are so low that I can't park in my space. The sidewalk is cracked and slanting.

Linda- We will look at that on Friday also.

C4- Did H4 ever get a response about the lights shining in the bedroom window?

Linda- We tried several fixes. The one that worked the best was to spray paint the glass on the side facing the window.

C4- How much was the pool fence?

Linda- \$16,000-\$17,000

C4- That was a good deal then. I was thinking it would be closer to \$50,000. I also noticed that some of the caulking and trim on the buildings needs repair.

Linda- We have been working on that, but not lately ,due to the rain. We will continue as weather permits.

There were no more questions or comments.

M4- I make a motion to adjourn.

U1- I second the motion.

The motion passed and the meeting adjourned at 7:27 p.m.

