

**Briarpark Village HOA
Board Meeting
Gladys Harrington Library
June 3, 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 7:12 p.m. A quorum was established.

GAT Services Report: Jerry Tomas

Mr. Tomas addressed the board to bring them up-to-date on the work that needs to be done on the grounds. Unit number ** has a TV cable running up the wall down the rain gutter and across the sidewalk stairs. This could be a tripping hazard and is also against the association rules. The rain gutter on unit ** needs to be repaired.

Linda- We are getting a bid for the rain gutters from Nationwide.

Jerry- The water valve at unit ** is still leaking. The one at ** was fixed but not at **. There are twelve sprinkler control valves that need to be replaced. I can show you which ones.

Linda- I think the sprinkler heads are scheduled to be fixed on Friday.

Jerry- I thought the sprinkler heads were my job and the valves were to be replaced by someone else.

Linda- If you will be on the property Friday you can show me which valves to replace.

Jerry- I am on the property every Friday. There is a triangle façade leaning against the O building.

Linda- Do you think that Home Depot will let us swap the ladder down at the pool for an A-frame?

Jerry- It depends on how long you have had it. Why do you want to exchange it?

Linda- We need to paint the light poles and work on the gutters.

Jerry- An A-frame won't reach the second story gutters.

Linda- What about using scaffolding for the poles?

Jerry- The poles are rusted and unstable. It wouldn't be safe.

Linda- Who has the paint to repaint the air conditioner conduit that was repaired?

Lynn- Bill Clark has it.

Linda- What is being done about the pool pump problem?

Jan- The pool man will fix the problem tomorrow. Sand has been blowing back into the pool. It will probably cost less than \$150.

Jerry- What do you want me to do with the old satellite dishes that are lying unused on the ground? They were left behind when people moved and have been there for a long time. Do you want me to leave them or throw them away?

Jan- You can just toss them.

Old Business:

Jan- The pool is now open. I want everyone to be able to enjoy it this year, but I don't want a repeat of last years' problems. I also do not want to be getting constant calls about pool keys. I don't have them. I don't even have one of my own.

Kathleen- The calls for pool keys should go to the landlords, not the HOA.

Jan- They are actually supposed to get them from the management company.

Linda- We will be making keys available on Friday. The cost will be \$10 per key in order to discourage loss of the keys. This will need to be paid with a check or money order made payable to Briarpark Village HOA.

Kathleen- I think that the owners need to pick up the keys, not the renters.

Jan- The owners do need to be held accountable.

Linda- I don't care who buys them. It is up to you. Although, if we see the renters face-to-face, we can have them sign a paper showing they have been issued a key and have seen the pool rules and must abide by them.

Russell- I like that idea. The landlords certainly aren't making them aware of the rules.

Jan- It sounds good to me too.

Kathleen- I make a motion that the keys can be picked up at the management company by either the owners or the renters. They must be given the rules and regulations and sign a paper to say they will abide by them.

Sue- I second that motion.

The motion was passed.

Lynn- Will we be using the wrist bands this year?

Linda- Who is there to monitor it?

Sue- Is there a way to enforce it?

Lynn- What about the police?

Russell- The police have been called before and refused to do anything.

Lynn- We could at least see the wrist bands on their arms as we drive by. This would at least let us know who lives here and who doesn't.

Kathleen- It might be a small deterrent from sneaking in.

Jan- I will check to see if we have any left. If we do, we can use them. I will also get a sign for the pool to remind everyone that they are only allowed 2 guests at the pool at one time.

New Business:

Linda- This is a form used on another property to go into the units to check for leaks. We have managed to fix some of the leaks in the buildings, but there are still some high bills. We would check for leaks in the kitchen and bathrooms as well as windows, doors and

ceilings. This would also be an opportunity to give the owner or renter ideas on how to lower their energy bills. Would you like to implement this on your property?

Sue- I make a motion to use the plumbing inspection when requested by the board.

Russell- I second the motion.

The motion passed.

Linda- We have the new speed limit signs. Russ, would you put one of these poles in each place that you would like the signs to be? I believe you wanted them to be 5 feet high. We have a new towing contract. It is with Signature Towing here in Plano. They are ready for you to sign the agreement.

All board members read the contract and it is signed by the HOA president, Jan Paul.

Jan- All of the board members need to have the authority to call and have a vehicle towed.

Linda- The board members, Evelyn and I will have that authority. Do you want the homeowners to be able to call when someone is in their parking space? The towing company would require them to show a bill addressed to them as well as a drivers license in order to prove that it is their home.

Russell- No, it should be the management and board only. Too many people calling would cause far too many problems.

Linda- The towing company signs will be up by Friday. You might want to consider using these stickers for parking passes. They are free from the towing company. The last few numbers on the front would match the owners or renters license plates. These would let us know if someone parked in a numbered space did not belong. Do we have time to discuss the rule changes tonight or should we save them for later?

Jan- Can we at least get out some letters to have occupants clean up their patios and trim down all plants showing over their fences?

Linda- Yes, we can do that. We have been sending out violation letters by e-mail whenever possible. It is faster and we get better responses. Is this OK with you?

Russell- That is fine with me.

Jan- We can print out copies at home.

Lynn- Are we raising the dues?

Jan- I don't want to, but we really do not have a choice. It will only be a minimal amount; probably just 4 or 5 percent. We will not be doing it until September. We promised that we would not raise the dues for one year after the assessment.

Lynn- I make the motion to raise the dues by 5% effective on September 1, 2009.

Russell- I second the motion.

The motion passed.

Jan- Please put a reminder of the raise each month in the newsletter that is sent out with the dues statement.

Financials:

Linda Neel reviewed the financial statements for April. The cash assets have risen, although there are still outstanding dues. The income for the month was better than budgeted. The water bills will be rising due to sprinkler use. The expenses for the month

included carpet due to a slab leak, painting due to roof leaks and plumbing also due to slab leaks. Maintenance came in under budget.

Sue- I make a motion to adjourn the meeting.

Russell- I second the motion.

The motion passed and the meeting adjourned at 8:55 p.m.