

**Briarpark Village HOA
Board Meeting
June 17, 2013**

Attendees:

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

The meeting was called to order at 6:40 p.m. A quorum was established.

The May minutes were approved as presented.

Management Report:

Audit-

The 2012 audit was done on May 29th and 30th, 2013

Carpentry/Painting-

Linda-The storm doors all over the property are different colors. A lot of them are unapproved colors (cream and white). Do we need to paint them or send letters to the owners telling them to paint them in the correct colors?

Kathleen- We need to check on the cost of painting them. If it is cheap enough for the HOA to paint them, then I think we should so that they are done properly. This should be only the one time. After this the owners will be warned as to what colors are acceptable.

Russell- I agree, but the owners need to be told ahead of time that we would be painting.

Linda- So we would paint anything that is not brown or black? What tone of brown?

Kathleen- We need to see some paint samples. It is too hot to paint yet anyway.

Russell- I will check at work to see what kind of industrial paint to use on aluminum.

Lights-

The bulbs in the flood lights at Buildings U, in between F & G and H & I have been replaced. A bulb was also replaced in the pool parking area.

Pool-

All Aquatic Pools is replacing all 8 grids at the pool. They are very old and rusted.

Jan- The pool has two gates. Would it be possible to keep one permanently locked in order to help the security people check everyone in?

Shawna- There may be an ordinance that says there must be two exits.

Jan- I will check on that.

The board found that there is not an ordinance against it, so one entrance will be locked.

Trees-

Julio and Jose from Excel Management cut down the tree at G-7 because the tenant was unable to park in their numbered space due to the overgrowth.

Julio also removed some tree limbs at L-1 & 2.

Moore Tree Service cleaned the creek area and it looks great.

Linda- The tree behind the Mail Center is dying and needs to be removed. Moore Tree Service was going to remove it when they were here for the creek cleaning but they ran out of time.

Jan- See if you can get a new estimate to remove it.

Beverly- I will see when they are going to be in the area again. That will get us a cheaper price.

Linda- We need to remember to plant new trees in October. That is when Moore Trees suggests being the perfect planting time.

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Landscaping-

Roses were planted at the Mail Center and sod was added in several spots.

Excel met with the landscaping company to discuss some concerns.

Kathleen- Will they be coming less often? Did they give us a set day?

Linda- They did not give us a set day. They have agreed not to just do a little everyday.

Gutters/Roofing-

A gutter extension was installed at W-4. The gutters were cleaned out and a leaf guard installed on the M Building.

Evans & Horton repaired lifted shingles on unit I-1 and replaced shingles that had blown off at unit P-12.

Plumbing-

The leaking faucet outside of C-2 has been repaired. The dirt around the water valve at T-3 has been cleaned out and the shut-off valve replaced by Caliber Plumbing. They also replaced the shut-off valve at O-1.

Linda- The plumbing inspection found no leaks or running water. They may have been repaired before we got there. We were also unable to get into one unit. We will arrange to check it as soon as possible.

Russell- If the bill does not go down significantly we may need to check into it further.

Linda- We may have to check for slab leaks.

Security-

Some of the HOA board met with Verified Response to remind them of the duties the board had asked them to perform.

Jan- I would like them to come through at some earlier times, while people are still in the pool. Then they could come later also.

Linda- I think they are in certain areas at certain times but we can see if they are in this area earlier.

Jan- I think we also need to meet with some other companies. I am not happy with the job they are doing. They are not returning our phone calls and the reports they give us are difficult to understand.

Violations-

Courtesy notices were sent for patio overgrowth, blinds, grills on the balconies, number of guests in the pool, and no caps on outside light fixtures. Fines were given due to non-removal of a satellite dish attached to a storage building, leaving old flooring beside the dumpster, parking a commercial vehicle on the property during non-business hours, plastic window coverings and storage on balconies.

Financials-

Linda Neel reviewed the financial report for May 2013. The water bill was over budget due to one building which has doubled twice.

One of Briarpark's CDs will automatically renew on 6/22/13. The board discussed whether to add money to it upon renewal.

Russell- I make a motion to move some money from the money market account to the CD if the CD pays a higher interest rate.

Kathleen- I second the motion.

The motion passed.

Shawna- I make a motion to adjourn.

Russell- I second the motion.

The motion passed and the meeting adjourned at 8:03 p.m.

