

**Briarpark Village HOA
Minutes for Board Meeting
Gladys Harrington Library
June 30, 2008**

Attendees:

Jan Paul – President
Russell Vela – Treasurer
Sue Green
Ed Ambrose – Property Manager

7:25 p.m. Meeting called to order. Quorum established.

Russ Vela– Motion to approve minutes from last meeting.
Sue Green – Second the motion.
Motion Approved

Financial Update and Aging Report:

Ed Ambrose related details of income and expenses. He also discussed overdue fees and how much has been resolved.

Old Business:

Ed Ambrose: Entourage says they are ready for the property to be inspected.
Jan Paul: There are still some things that they need to fix. I will give you a list.

New Business:

Ed Ambrose: The tenant in G- 9 said the thermostat line was clipped by the gardener when he was edging. The repair cost was \$123.00.

Jan Paul: Could that really have happened? Wouldn't that electrocute you?

Ed Ambrose: It is too low of a voltage to harm him.

Russell Vela: It would have tangled in the weed eater, but I will go down and check on it.

Ed Ambrose: What do we want to do about Vertzon? To install it they would either have to go through the firewalls or go to each unit from outside with individual cables. I think that going through the firewalls would be best. Other properties have not been charged extra for this.

Jan Paul: I think we need to have more discussions over the issue. It is not a cut and dried situation. We need more information.

Ed Ambrose: (draws example of installation) If they go through the back of each unit there may be small holes made in the walls and there would be more exposed wires. There would also be a chance of hitting the sprinkler system. On the other hand, being wired for Fios is a great selling point for home owners.

Jan Paul: Would it still have to be installed in the whole complex?

Ed Ambrose: Yes, just like cable.

Jan Paul: We must take some time to think about it.

Ed Ambrose: I'll go on to the swimming pool status. The motor burned out from the extra stress put on it by people wearing jeans and other inappropriate clothing into the pool.

Jan Paul: Someone also unplugged the lights and other things.

Ed Ambrose: The exposed electrical box needs to be locked, maybe with a combination lock. The pool does need to be fixed.

Jan Paul: Without a pump the water will turn green and the city could fine the property.

Russell Vela: I make a motion that we replace the pump.

Sue Green: I second the motion.

Motion Approved

Ed Ambrose: You need more security for the pool to keep this from happening again. Other properties hire guards through guard companies.

Jan Paul: You (Ed) told me that if we saw anyone at the pool that did not live here we should call the police, take them down to the pool and the police would write a report and possibly a citation for trespassing.

Ed Ambrose: If the people causing problems live here you can e-mail me and I will send letters to the owner and renter. You could invest in an eight foot gate and fence or at least six foot.

Jan Paul: Could you get us an estimate on that?

Russell Vela: Also see how long it would take to install.

Jan Paul: Do we have to have 66 2/3 of owners' permission to sell the land by the creek? If we were able to sell it, we could pay for the fence and some other things.

Sue Green: Then we wouldn't have to pay extra for it to be cleaned and mowed.

Jan Paul: In the 90's the board refused to sell it. How do we find out if the home owners on the other side of the creek want it?

Ed Ambrose: You need to see if they have HOA meetings, go to one and offer it. If you need 66 2/3 % to sell you can send out proxies.

Jan Paul: I'll ask Dick who he talked to. What do you want to do about the tenant who wants us to remove her fines involving her dogs?

Russell Vela: I make a motion that the fines stay in place.

Sue Green: I second the motion.

Motion Approved

Jan Paul: We need to discuss the problem with the bushes. I had 18 messages about the bushes needing to be cut. They said that there was at least a 2 inch difference in the bushes in front of the gazebo and the ones at the pool are jagged.

Ed Ambrose: We also do not have all the sprinklers running.

Jan Paul: Jerry has already repaired 9 sprinkler heads. I will call and have him check the ones that are not on.

Russell Vela: Can we get someone on a one time basis to come in, trim the hedges and mow by the creek? That would help Jerry get caught up.

Jan Paul: I think we should. I will let him know that we are trying to help him catch up.

Russell Vela: I make a motion that we hire someone on a one time basis to trim the hedges and mow by the creek.

Sue Green: I second that motion.

Motion Approved

Jan Paul: I would like to look into getting some rails added to the shorter part of the wall by CVS and block off the open area by the bushes.

Ed Ambrose: I don't know if they can clamp onto the wall or not. They may have to put the rails into the ground behind it. We also need to get the fence up at T1. Can we tie it in with the estimate for the pool fence and get it done all at one time? How many gates do you want in the pool fence?

Jan Paul: How many does the city say we need?

Ed Ambrose: We will have to call and ask.

Russell Vela: If it is allowed, I recommend only one. It should be on the north end.

Ed Ambrose: I agree. Are you going to close the pool for the winter? In Sept. as usual?

Jan Paul: Yes. If we can afford the fence, we want it as soon as possible.

Ed Ambrose: I'll call the Verizon guy and tell him the board is not ready to make a decision yet.

Sue Green: I make a motion to adjourn the meeting

Russell Vela: I second the motion.

Meeting adjourned at 8:50 p.m.

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