

**Briarpark Village HOA
Board Meeting
July15, 2013**

Attendees:

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

The meeting was called to order at 6:41 p.m. A quorum was established.

The board reviewed the minutes from the previous month.

Russell- I make a motion to approve the June minutes.

Shawna- I second the motion.

The motion passed.

Management Report:

Carpentry/Painting-

The rotted wood trim over the window of O-8 was replaced.

The new wood on the balcony at P-11 has been painted as well as the trim around the front door.

Buildings/Lighting-

Chapparel Pest Control checked the V building and found carpenter ants. They will treat the outside of the building. The owners will treat the inside.

The light bulbs at the pool were not working so they have been replaced.

Gutters/Signage-

The gutter at the northwest corner of building P was checked for leaking.

The Briarpark Village sign at the Park entrance is turning black. The board discussed whether to buy a new sign or try to repaint the background on the old one. The board decided to wait on the decision until they took a closer look at the sign.

Mail Center/Pool-

A mailbox lock was replaced and back charged to the owner.

All Aquatic Pools replaced all 8 grids at the pool.

Plumbing-

H2O Plumbing did a leak detection test at the P building. No leaks were found. They also checked for a break in the main line at the G building. None were found. They will be checking a problem outside the V building next.

Excel Management did plumbing inspections on several buildings whose water bills had risen excessively.

Landscaping-

Spriggs Brothers sprayed for weeds around the air conditioning units and fertilized.

Violations-

Courtesy notices/fines were sent out for broken light fixtures, barbeque grills on balconies, overgrowth on patios, non-compliant window coverings, open storage on balconies, and expired vehicle inspections.

New Business:

Many of the storm doors on the property are non-compliant with the by-laws. The by-laws state that they must be bronze or dark brown. The board discussed painting all non-compliant doors once only. Anyone who installs a non-compliant door after that will be asked to remove it or be fined. Notices of the colors will be in the news letter, at the mail center and mailed to those whose doors will be painted.

Financials:

Linda Neel reviewed the June financials. The assets are rising and the overdue accounts are slowly going down. As usual the highest bill was for water usage. Please keep this in mind and check for leaks as well as conserve water as much as possible.

Kathleen- I make a motion to adjourn.

Russell- I second the motion.

The motion passed and the meeting adjourned at 8:07 p.m.

