

**Briarpark Village HOA
Board Meeting
July 16, 2012**

Attendees:

Jan Paul-President

Shawna Neill- Secretary

Russell Vela-Treasurer

Linda Neel- Excel Management

Michelle Carlson-Excel Management

The meeting was called to order at 6:45 p.m. A quorum was established.

Management Report:

Audit

A copy of the audit was given to each board member to take and review.

Carpentry/Electrical/Lighting-

The rotting posts in front of N-2 were replaced. Several cracks in N-3 were repaired.

The open space above the door at G-8 was boarded up to prevent birds from entering.

Lights were replaced at E-2, F-2, V-10, and U-2.

The management company has been looking for a less expensive replacement for the lighting fixture that blew down in the storm. They have been unable to find one, so the board agreed to the more expensive one.

Landscaping-

Work is being done in the creek area to slow the erosion. Mesh wiring was installed and covered with mulch and the asphalt broken from the speed bumps. This will be an ongoing project.

The large bushes along Park Blvd. have been trimmed back to keep them away from electrical wiring.

Moore Tree Service will be replacing trees in October.

Roofing/Gutters/Speed Humps

The gutters at H-3 and Q-1 have been repaired. Flashing was installed on the roofs of F-1 and P-12 to prevent leaking.

Speed humps that extended into parking spaces have been altered to let cars be parked without interference.

Pool-

Verified Response has begun monitoring the pool area. They are helping the board get a better response from homeowners and limiting use by those who do not live here. However, the board wants them to be more diligent in checking everyone's ID to be sure they actually live here. Michelle called the company during the meeting and left a message. Hopefully, they will return the call and be stricter in enforcing the rules.

Brick/Dumpsters/ Mail Center-

The missing brick at O-7 was repaired. However, the homeowner states that there is still a hole. Management will check on this again.

Allied has been called and asked to repair/replace the dumpster with the broken lid at the end of building P.

Several mailboxes at the mail center do not close correctly or they are missing locks. The management company has sent letters out to tell homeowners to repair/replace the locks.

Sprinklers-

B&J Landscaping repaired broken sprinkler pipes, sprinkler valves, rotor heads, and pop up sprinklers. They will be asked to check for non-working sprinklers in areas where the grass is turning brown. They have also presented a bid to add 5 sprinkler heads and grass to the front of the W building where the soil is eroding. The board agreed to accept the bid.

General Discussion:

The board and management discussed a list of future projects. These included continuing the work on the creek erosion, filling any new pot holes, working on the eaves of building K, replacing the trees, repairing the sidewalk at the gazebo, replacing broken curbs, and checking, cleaning and replacing water valve cut offs.

Financials:

Linda Neel reviewed the financials for June, 2012.

The \$30,000 was moved from operating expenses into the money market account where it will earn interest. Delinquent dues are lessening. There are large increases in water uses at several buildings. Leak inspections will be scheduled.

Russell- I make a motion to adjourn.

Shawna- I second the motion.

The motion passed and the meeting adjourned at 8:22 p.m.

