

**Briarpark Village HOA  
Board Meeting  
Gladys Harrington Library  
July 27, 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 7:15 p.m. A quorum was established.**

**Management Report:**

**Linda Neel** reported that the sprinklers have been repaired. Two timers that were not included in the original bid had to be replaced at a cost of \$500. It was discovered that a sprinkler controller was located inside one of the patios and must be relocated to the outside of the fence for access.

Nationwide Gutters must return to the property to finish the extension of the gutters. They have not done the job in the way that the board asked for so the payment will be held until the changes are made.

Allied Waste is scheduled to replace the dumpster by building P the first week in August.

Repairs that need to be considered in the future were discussed next. The first and most immediate need is to have the parking lot re-striped. The fire lane has almost disappeared and the numbers for parking spaces are not legible.

**Jan Paul-** I need the grid that shows where each assigned parking space is located. I have a solution to the parking space problem figured out in my head.

**Kathleen Savage-** I am sure that I have a copy of that somewhere.

**Jan-** Please look for that and get it to me.

Evans and Horton Roofing have suggested preventive maintenance to keep down repair costs for expensive leaks. They will submit a bid to put flashing around problem spots on each roof to prevent leaks.

Unit numbers on the front of several condos are either missing or unmatched and need to be replaced with uniform numbers.

**Linda-** Would JMR want to submit a bid to do that job?

**Lynn-** Can't the porters do that?

**Linda-** If that is something that the board would like them to do then that would be fine.

**Kathleen-** First, we have to find matching numbers to the originals.

**Linda-** We will check on that.

The pool furniture is in bad shape due to vandalism and age. It will eventually need to be replaced. The board agreed that it will not be replaced at this time because of continued vandalism. The matter was tabled for the future.

**Jerry-** The new fences at some of the units are showing signs of problems due to hanging wet clothing on them and also using them for hanging storage of bikes and ladders.

**Linda-** I will have violation letters sent to those units. Which fences are scheduled to be replaced next?

**Jan-** Building R is next.

**Linda-** JMR needs to submit an estimate.

The board received several requests to forgive late fees or pay for repairs. Some were granted under special conditions while others were denied because of continued late payments or noncompliance with the rules and regulations of the complex. A special request was made by unit \*\*. This unit has requested to be allowed to have a ramp built for handicap access. The board agreed as long as the owner paid for the ramp and they were allowed to approve the plans for the location and materials to be used.

#### **Old Business:**

The board discussed an insurance claim that happened under the previous management company (AMGI). Jan received an e-mail from the old company about a claim that the board had thought was resolved long ago. She referred the sender to Excel Management and they have been researching the issue. The board agreed that work that was done at the time had never been approved by them and they do not want anything to do with the claim money.

Linda Neel then reviewed the collection report with the board.

**Sue Green-** I make a motion to close the meeting.

**Russell Vela-** I second the motion to close the meeting.

**The motion was approved.**

**The meeting closed at 9:00 p.m.**

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