

**Briarpark Village HOA
Minutes for Board Meeting
Gladys Harrington Library
July 28, 2008**

Attendees:

Jan Paul – President
Bill Clark - Vice President
Russell Vela – Treasurer
Sue Green
Lynn Ryan
Ed Ambrose – Property Manager

7:15 p.m. Meeting called to order. Quorum established.

Sue Green– Motion to approve minutes from last meeting.

Russell Vela – Second the motion.

Motion Approved

Financial Update and Aging Report:

Ed Ambrose related details of income and expenses.

Property Status:

Jan- I talked to Wes. He said that he and his crew would be on the property on Saturday at 8:00 a.m. They will do a property walk-through with members of the board and finish everything that still needs to be done.

Ed- That is generally the way he does it.

Sue-I make a motion to stop all other work, except for emergencies, until Entourage finishes.

Jan- I think they can get it all done in a day with a full crew.

Russell- I don't see a problem with that. There are just some odds and ends left.

Ed- He will also leave you paint for any touch-ups. I'll also get the paint numbers for future use. It would need to be stored somewhere much cooler than the pool storage or it will dry up. It would be best not to store it at all.

Jan- Will the board members be there to walk the property?

Bill- I will.

Lynn- I don't know.

Russell- I will unless I have to go to work.

Bill- Can we decide which buildings we each need to walk?

Jan- I can take all the single stories.

Lynn- Will we be talking to a lot of people, or just one?

Jan- Just one of the representatives. We'll go for Saturday then.

Lynn- Has anyone checked to see if Direct TV is being installed correctly? I have seen wires on the ground outside of the fences.

Ed- We will have to reach the homeowners. They are responsible for whether or not it was done properly. I'll walk the property and send letters to those where there is a problem.

Lynn- What was decided about Verizon?

Jan- We are still studying the pros and cons. Someone is talking to the homeowners and seeing who wants it and who will allow access to their homes to install it. They haven't gotten back to me with the information. We'll just table that discussion for now.

Old Business:

Russell- Did we get an estimate for the taller pool fence?

Ed- I was told to put that on hold.

Jan- I told him to hold off on that until we decided what to do about the pool. Are we going to reopen the pool tomorrow? I'm not going down there anymore.

Sue- I'm not either.

Jan- The police keep refusing to do anything to help with the problems.

Ed- The police will help with trespassers. The first time they will write them up and the next time they are caught they will haul them off. I think you need a new sign posting the rules more specifically.

Jan: It must say that only swimsuits are allowed and only two guests per unit. We will give you a list of the other rules. Anyone in violation of the rules will be heavily fined. Are we opening the pool tomorrow or not?

Russell- I make a motion to open the pool tomorrow.

Bill- I second the motion.

The motion was passed.

Jan- Russ, take the chains off.

Russell: I will as soon as I get home from work. Now are we going to get a bid on a new fence?

Ed- That is what I was about to ask.

Lynn- Did the motor really burn up?

Jan- Yes.

Ed- It burned out because of threads from street clothes. That is why you must insist on swimsuits only.

Jan- What if it happens again. We can't keep paying for new ones. Our expenses for chemicals are already too large because people keep using the pool as a restroom.

Bill- We could raise the dues.

Jan- That wouldn't be fair to those that don't use the pool and those that follow the rules. If people don't help us keep violators out of the pool and the motor burns up again, we'll just have to close the pool for the summer.

New Business:

Sue- I don't want Francisco knocking on my door at night for checks anymore.

Ed- He apologized and it won't happen again.

Sue- We also need to get bids from him before he does a job. He seems to be very expensive.

Russell- V-1 has water running down the sliding glass door onto the carpet. It is also blistering the walls. It is coming from the balcony above her. There seems to be no flashing installed.

Jan- That goes all the way back to Raines

Lynn- I thought all those problems had been fixed.

Jan- AMGI has fixed some of them, but Raines never did. The flashing or whatever it is called wasn't ever right.

Russell- I'm glad to see that the water problem in building A has been fixed. The usage has gone way down.

Jan- There has been a big difference. I noticed that someone has planted trees on the property by the creek. They have tied them up to keep them from falling This is the land that we really need to sell.

Russell- Have we checked into selling it since we last talked?

Jan- Do we know what it's worth? We need to sell it soon.

Bill- In either P1 or P2 where the chimney was knocked down, the roof is collapsing because the chimney wasn't replaced.

Ed- Do you want it replaced?

Jan- We need to get it done before any leaks happen. So the pool will open tomorrow and we will work on a new sign.

Ed- People will read a new sign but they don't even notice old ones. It will say swim attire only, 2 guests per unit, all violators will be fined and the homeowners are responsible.

Lynn- There could be a charge to get in.

Jan- I thought about that, but there is no one there to collect it. Maybe we should change the pool hours. They are currently 10-10. We could change them to 2-10. It would be posted on the new sign.

Ed- You could get new keys that cannot be copied, charge a deposit by the homeowner for those keys to the tenants and get the new fence.

Jan- Hopefully the new fence, the new keys and the new sign will solve the problems. When will we get the new message board at the mailbox?

Ed- It has arrived and should be installed tomorrow.

Russell- Did you get your copy of the contract with Entourage?

Jan- Did you bring it Ed?

Ed- I wasn't able to get it today, but I will.

Bill- I make a motion to adjourn the meeting.

Russell- I second that motion..

The motion was passed.

Meeting adjourned at 8:45 p.m.

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