

**Briarpark Village HOA
Board Meeting
Gladys Harrington Library
August 31, 2009**

Attendees:

**Jan Paul-President
Kathleen Savage- Vice President
Russell Vela- Treasurer
Sue Green
Lynn Ryan
Linda Neel- Excel Management**

The board met with the owner and tenants of unit ** at 6:30 p.m. prior to the official meeting. They listened to all those present and discussed the problem involved. The board agreed to take everything under advisement and make a decision at a later time when certain conditions had been met.

The meeting was called to order at 7:15 p.m. A quorum was established.

Board Request:

The board further discussed the meeting with unit ** and along with Linda Neel of Excel Management came to a decision.

Russell Vela- I make the motion to lower the fine to ** and the damages would be ** if the conditions that we discussed are met.

Sue Green- I second the motion.

The motion was passed.

Further board requests were discussed and decisions were made. Unit ** would get no reduction in what is owed. Unit ** would be granted the chance to pay in three installments without late fees. The request of unit ** would be held over until spring when the ground usually shifts back. Units ** and ** must work out the problem between themselves. A special request was made by unit ** to be allowed to put in a handicap ramp at his own expense. The request was granted at a previous meeting upon receipt of a copy of the construction plans. The copy has been submitted and will be kept with the copy of the official minutes. The plans approval is pending upon the owner having the sprinklers in that area checked to make sure no damage would be done to them when the ramp is built. The request was also made that he be allowed to use the parking space next to the ramp as his own. It is an unmarked space, so the board will unofficially allow him to change parking places.

Old Business:

Lynn Ryan- I talked with the guy about getting security cameras for the property. To cover the essential areas it would take 16 cameras and the estimate for that is \$30,000. I doubt that we could afford that much at this time. We could consider 8 cameras in specific locations.

Jan Paul- I am still waiting on the bid for more lighting.

Linda Neel- Fry's sells the software for computers to record camera information. The cameras are \$250 each.

Jan- I am hoping that the new lighting will help.

Linda- Who is bidding on it?

Jan- Brad is doing the bidding. I will send you all an e-mail as soon as I know what the bid is. Unit ** moved out. They still owe the HOA money. What is happening with unit **?

Linda- We are sending another eviction notice. They were supposed to bring in another \$1000, but they haven't. Their bank finally admitted that they would not pay the dues owed.

Jan- It won't be on the auction block tomorrow though?

Linda- It was already up for auction. We are evicting them now.

Jan- Jerry is still having problems getting into places because of the dog poop. You can't even take a step without getting into it between L&K and U&V.

Linda- We will put notices on the doors of buildings L, K, U, and V.

Financials:

Linda Neel went over the balance sheets as of July 31, 2009. She explained the total assets and liabilities. The balances at each bank were shown and discussed. Linda further discussed the budget variances, delinquent payments, accounts payable and the account reconciliation.

Management Report:

The sprinkler control of unit R4 was moved from the patio to a position outside of the fence for better access. The irrigation valve was also replaced.

The oddly shaped trees are being trimmed a few at a time and are looking much nicer.

The City of Plano inspected the pool and found that the cyan uric acid is a little high. They said that since the pool would be closed after Labor Day the problems could be corrected before next season. These changes need to include the depth markers and "No Diving" markers.

The shut off valve at K3 has been replaced.

Some of the window screens throughout the property need to be replaced, but these are the owners' responsibility.

C2 needs to have a shutter replaced and K1 needs the shutter repaired

The fence staining and fence replacement are ongoing.

The projects for the future include parking lot re-striping. A bid has been placed and is awaiting board approval. The project is currently on hold. There are some missing and mismatched numbers on various units. These need to be replaced. It was also brought to the boards' attention that some of the large numbers on the chimneys are missing. These must be replaced for the use of fire and police.

Russell- I make a motion to adjourn the meeting.

Sue- I second the motion to adjourn.

The motion passed and the meeting adjourned at 8:50 p.m.

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