

**Briarpark Village HOA  
Board Meeting  
September 17, 2012**

**Attendees:**

**Jan Paul-President**

**Shawna Neill- Secretary**

**Russell Vela-Treasurer**

**Lynn Ryan**

**Linda Neel- Excel Management**

**Michelle Carlson-Excel Management**

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

**August's minutes were read via e-mail.**

**Shawna-** I make a motion to approve the minutes for August.

**Russell-** I second the motion.

**The motion passed.**

**Management Report:**

**Carpentry/Electrical:**

Rotten wood was replaced around the door frame of O-11 and close to the front door of C-7. The soffit was repaired over the patio at D-6.

**Driveway/Sidewalks:**

J National poured new handicap friendly ramps at the mail center to replace the sidewalks.

**Electrical:**

Eagle Electric will be installing the new light fixture to replace the one knocked down in the storm. They are scheduled to do the work this week.

**Gutters/Mail Center:**

The gutters on building W were cleaned of the blockage. The lock for one of the mailboxes was replaced and back charged to the homeowner.

**Painting/Plumbing:**

Some of the white parking lines between the U & V buildings were repainted, as were some of the blank spaces that were fading or peeling. The maintenance crew will continue to repaint a few at a time.

The units that were inspected for plumbing issues have repaired the plumbing problems that were causing the higher water usage.

### **Sprinklers:**

B & J Lawn Care replaced the sprinkler controller timer at building R and two sprinkler valves at buildings K & T.

### **Pool:**

The pool has been closed for the season. The security patrol helped to keep problems under control this summer. Thank you everyone that cooperated with them.

### **Financials:**

**Linda Neel** reviewed the financials for the month of August. The electrical expenses were up due to the purchase and replacement cost of the light that was destroyed in the storm. The water bill was also up due to the need for sprinklers. Conserve water wherever you can and repair any leaks or drips.

### **General Discussion:**

**Jan-** I have a newspaper article showing that water charges in Plano are going up by 14% on October 1<sup>st</sup>. This will be a major increase on the water bill.

**Michelle-** We need to add that information to the newsletter and ask everyone to conserve as much as possible.

**Russell-** This increase would raise the bill by more than \$2000 a month.

**Jan-** We may have to raise the dues next year to cover it.

**Michelle-** All of the shut off valves need to be located, cleaned and checked that they are working properly. U-9 had a problem and could not locate the valve.

**Linda-** Dick said he would give us a proposal for doing that.

**Jan-** Ask him to just give a proposal for finding and marking all of them first.

**Linda-** What do you want us to do with the handicap ramp that is no longer needed and is falling apart?

**Board-** Remove it and throw it away.

**Linda-** When do you want the sprinklers shut off for the season?

**Russell-** We can try for November, but if we get a lot of rain we could do it sooner.

**Russell-** I make a motion to adjourn the meeting.

**Shawna-** I second the motion.

**The motion passed. The meeting adjourned at 8:30 p.m.**

.

.