

**Briarpark Village HOA  
Minutes for Board Meeting  
Gladys Harrington Library  
September 22, 2008**

**Attendees:**

**Jan Paul**– President  
**Russell Vela** – Treasurer  
**Sue Green**  
**Lynn Ryan**  
**Linda Neel**- Excel Management  
**Evelyn Quintanilla**-Excel Management

7:05 p.m. Meeting called to order. Quorum established.

**Russell Vela**- Motion to approve minutes from last meeting.

**Sue Green** – Second the motion.

**Motion Approved**

**Financial Update and Aging Report:**

Linda Neel gave reports on the financial standings of Briarpark and included a review of unpaid dues. Excel Management will be sending out notices this week on where to send dues payments. Included with these notices will be proxies for the annual homeowners meeting to be held in November. Linda also asked if the board would like all future legal matters to be handled by Excel Management's attorney, Richard Lannen.

**Sue**- I make a motion that all new legal matters (such as foreclosures) be handled by Richard Lannen.

**Russell**- I second that motion.

**The motion was passed with a show of hands.**

**Property Status:**

Evelyn Quintanilla reported that formal notice of the change in management along with contact information would be sent with the October Dues Statement. The board was also informed of a new water treatment plant being planned. The North Texas Municipal Water District, which provides service for Plano, forecasts steep rate increases of roughly 30% and possibly doubling by 2018. Excel Management will include water conservation tips with the October newsletter.

The Briarpark groundskeeper (Jerry) has entered a proposal to oversee the grassy areas in order to maintain green grass throughout the fall and winter. The overseeding must be done in October in order to be effective. He also proposes planting pansies to beautify the

property. The measures would not only make the property look better but could also raise the value. He will be sending a bid by e-mail for the board to consider.

Excel Management has repaired all roof leaks, changed the outside lights at the mail center and repaired the pool lights.

### **Old Business:**

There was no old business to report at this meeting.

### **New Business:**

**Jan-** We need to have a violation letter sent to the owner of the condo that has the BBQ grill on their front porch.

**Linda-** I noticed a cloth recliner on one of the patios. This is also a violation.

**Jan-** I know you replaced the outside lights at the gazebo, but now the inside lights are out.

**Evelyn-** In my property report, I included a list of suggestions for routine preventative maintenance services. The board can decide which ones they want done regularly and how often they want them done.

**Linda-** I have a list of priorities that need to be done. I know we are getting short on time so today I will just mention the most important ones. The first thing on my list is the fences around the dumpsters. With the boards' permission, I would like Evelyn to get bids on replacing them.

**Jan-** While she is getting bids can she also see how much brick or concrete would cost?

**Linda-** I also noticed that the driveway by the P building needs to be repaired.

**Jan-** I believe that is actually the O building.

**Linda-** I will e-mail you my other notes.

**Jan-**I have been receiving e-mails about children playing outside in the parking lot.

**Linda-** Are they using skateboards?

**Jan-** They are using skateboards, ramps, and skates.

**Linda-** That is a safety problem. Their parents can be fined. They need to be made aware of the problem and that all children need to be supervised. We really want to work with the people to have good will between all residents, the HOA, and the management company. However, we also have to make the residents responsible for their actions.

**Sue-** The constable was at one of the condos. They had dumped trash, including furniture, by the gazebo.

**Linda-** That might have been due to an eviction. The constable usually requires that personal property remain available for 24 hours so that the owners may retrieve it.

**Jan-** In the annual meeting letter please reinforce the rule that no commercial vehicles are to be parked on the property. They are too large and make it difficult for residents to back out with them in the way.

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

**Lynn-** I second that motion.

**The motion was passed and the meeting was adjourned at 8:57 p.m.**

