

**Briarpark Village HOA
Board Meeting
Gladys Harrington Library
September 28, 2009**

Attendees:

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

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

Annual Meeting:

Linda- The board needs to pick an annual meeting date. October 26 didn't fit anyone's schedule. The best choices at this moment are November 2nd, 4th or 5th.

Jan- Early in the week is better for me.

Russell- Staying with the usual day of the week is probably best.

Kathleen- I will be out of town later in the week.

The board agreed to schedule the meeting for Monday, November 2, 2009. Sign in time is to begin at 6:00 p.m. The meeting will begin at 6:30 p.m.

Board Requests:

Unit ** had ceiling damage from a leak under the sink in unit **. They have been informed that this is a matter between tenants and their insurance companies. They have also made alterations to the building without the boards' knowledge or approval. The board is only responsible if the leak is from the roof and then only if it was not caused by structural changes made without their knowledge.

The owner of unit ** wants the fine to his tenants to be waived. The board reviewed the request, discovered that the tenants had previously received a warning letter and decided to vote on the matter.

Russell Vela- I make a motion that the fine is not to be waived unless the tenants are moving out.

Sue Green- I second the motion.

The board unanimously agreed that the fine was not to be waived unless the tenant moved out.

Driveway Enhancements:

Russell was to get a quote for re-stripping the driveway.

Russell- I am asking the company to re-issue the bid because the original one is more than 90 days old. I believe that the bid for the fire lanes was \$1000 and a separate bid for the other striping was in the neighborhood of \$1200.

Jan- The bid of \$1000 for the fire lanes is very cheap. I think we should go ahead and vote on it.

Kathleen Savage- I make a motion that we accept the bid for the striping of the fire lanes.

Sue Green- I second the motion.

The motion passed.

Exterior Lighting:

Jan was getting a bid on additional exterior lighting.

Jan- I still have not received a bid from Brad or John Small. I will contact them again and if they do not respond by tomorrow afternoon, we will look for someone else.

Fencing:

The fences are still being repaired/replaced. JMR is waiting on an order of prestained fencing. The board has received many compliments on the new stained fences. Everyone seems to be happy and excited about them.

Mail Center:

The message board at the mail center has been lowered for better accessibility, easier reading and to make it sturdier. The lock on it is very difficult to open; so it will be replaced with a sliding lock.

Power Washing:

Evelyn brought to the boards' attention that they might want to consider treating/power washing the dumpster areas only for sanitary purposes

Kathleen- What is the cost of power washing?

Evelyn- I am not sure. The power washer can be rented. I can check on the cost.

Linda- I think that last year the guys just scrubbed the area really well. The dumpster by the M building is stained the worst. We can do that one first and see how you like it.

Jan- Maybe we should do it before the striping so that the new paint doesn't get damaged.

Lynn- The dumpster at the P building still has not been changed.

Evelyn- I called them about that again last week and went on a rampage. The last time we had this problem it took four months to get results. They have promised to replace it by Friday. We will check to see if they have complied while we are walking the property on Friday to see if the violations have been fixed.

Rules and Regulations:

Evelyn- The rules and regulations are being updated. Some changes have already been made. The board might want to consider adding some or all of the following.

1. No items may be visible over the top of the patio.
2. Owners are required to move dirt away from the bottom of the fences to prevent premature deterioration.
3. Patio areas must be kept free of vegetation overgrowth.

We also want the boards' direction on enforcing the rule that window treatments must be either white or off white. The board might also consider purchasing Pet Waste stations to help with the problem of residents not picking up after their pets.

Russell- I have not seen the changes to the rules that have already been made.

Evelyn- I will e-mail them to you.

Jan- There are things that all residents know are against the rules, yet they continue to do them. I think these things should be fined on the first offense instead of having a warning sent and wasting time.

Linda- We could send out letters letting the residents and owners know that certain things would automatically result in fines. There would be no warning letters sent for those violations.

The board agreed that the violations included for fines without warnings would include:

1. Illegal parking
2. Dogs without leashes
3. Failure to pick up after pets
4. Trash left on porches, beside dumpsters and large furniture left by dumpsters
5. Disturbing the peace/excessive noise

Roof Leaks:

There were a few roof leaks reported after the recent rains. Evans & Horton have been called to examine them and make repairs.

Sprinklers:

Evelyn- Jerry has turned off the sprinklers due to the heavy rains. He will turn them back on if the board so directs. He doesn't believe that it will be necessary. He wants the board to consider turning off the meters for the winter season again this year.

Jan- Jerry e-mailed me about the web site. It is time to pay for it again. The price for 3 years has gone up by \$30. The new price is \$280. He will charge it to his credit card and send us a bill separate from the yard work.

The board also agreed to turn off the meters for the winter season.

Violations:

Violation letters were sent out for:

1. Leaving trash outside front doors
2. Walking dogs without leashes
3. Failing to pick up after pets

4. Illegal parking
5. Overgrowth of foliage
6. Incorrectly installed cable wires
7. Indoor furniture placed on front porches

Financials:

Linda Neel reviewed the August financial statements with the board. The landscaping budget is below the estimated budget. Jerry informed Linda that Live Oaks are on sale for \$30 each. The cooler weather is a good time to plant them, if trees are needed in any area. The board is considering adding the income statement to the web site. The money in Compass Bank doesn't seem to be earning interest. The board decided on an alternative.

Kathleen Savage- I make the motion to remove the money from Compass Bank, add enough to make it an even \$10,000, and put it in a CD at Legacy Bank.

Sue Green- I second the motion to move the money.

The motion was passed.

Delinquencies were reviewed and discussed.

Russell- I make the motion that the meeting be adjourned.

Sue- I second the motion.

The motion passed and the meeting was adjourned at 8:25 p.m.

.

.

.

