

**Briarpark Village HOA
Board Meeting
Oct. 17, 2011**

Attendees:

Jan Paul-President
Kathleen Savage-Vice President
Shawna Neill- Secretary
Russell Vela-Treasurer
Linda Neel- Excel Management
Michelle Carlson-Excel Management

The meeting was called to order at 6:55 p.m. A quorum was established.

Management Report:

.Carpentry/Driveway/Electrical-

The rotten wood trim at I-4 has been replaced.
Asphalt has been used to fill the many potholes throughout the property.
The electric bill for building I is currently being investigated with TXU. The bill went from \$15.44 to \$265.99. A new meter seems to have been installed. The management company is checking to see if there has been a billing error.

Lighting/Fencing/ Foundations-

The light between the U & V buildings needs to be replaced.
The maintenance men added a board to the bottom of one of the fences to deter small animals from entering or leaving. They also replaced pickets at A-5 and A-6.
The retaining wall at U building has been extended and fill dirt now needs to be added.

Roofs/Painting/Plumbing-

The loose gutter at E-7 has been fixed . The vegetation growing from the gutter of E-8 has been removed. Evans and Horton repaired roof leaks at G-4, Q-4 & D-3 due to recent rain. Drywall repair will be done after next rain when all can be sure that there are no longer any leaks.
The back doors of M-1 and I-2 have been painted.

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Sprinklers/Storage-**

The landscaper removed sprinkler heads from the backyard of an owner at the owners' request.

The storage building was listed on Craigslist, all items were removed from inside it and the building sold for \$1300.

General Discussion-

W-3 needs to have the front porch columns replaced due to wood rot.

Management will get a quote from Chaparral for treating the ant problem on the property.

Work Orders:

The board members and management reviewed the current list of work orders. They decided upon the work that needs to be done now and what can wait for later. All of the carpentry work was given a go ahead as well as some concrete and lighting work.

Financials:

Linda Neel reviewed the finances for September 2011. The two CDs continue to earn interest and the money market account is growing.

Printing costs for the year are over budget due to the special letters sent out to get a quorum at the annual meeting. Landscape maintenance is over budget for the month but under budget for the year. The water bill once again is the largest expense at \$12,157.84.

Russell- I make a motion to adjourn the meeting.

Kathleen- I second the motion.

The motion passed and the meeting adjourned at 8:20p.m.

