

**Briarpark Village HOA
Board Meeting
October 19, 2015**

Attendees:

**Jan Paul- President
Russell Vela-Treasurer
Shawna Neill- Secretary
Linda Neel- Excel Management
Beverly Longino- Excel Management**

.The meeting was called to order at 6:32 p.m. A quorum was established.

The board allowed a few minutes for those present to read the previous meeting minutes.

Russell- I make a motion to approve the minutes.

Shawna- I second the motion.

The motion passed.

Management Report-

Buildings/Painting:

Wasp nests were removed from E-1 and R-2. Fire ant killer was used around the W building.

The new trim at S-1 has been painted.

Carpentry/Roofs:

A new door was installed at B-8 and the owner back charged. Rotten wood was replaced at L-4 and K-1. The post in front of S-1 has been repaired.

Evans & Horton repaired nail pops at L-4 roof. The board discussed which roofs to replace this year.

Russell- I make a motion to replace the H & L roofs.

Shawna- I second the motion.

The motion passed.

Exterior Lighting/Pool Repairs:

The lights behind the K building were checked and bulbs replaced at M and N buildings. S & B Gateworks installed a metal bar on the pool gate.

Plumbing/Landscaping:

A plumbing inspection was done at the R building. Caliber Plumbing replaced the cut off valve at G-9. The water usage at the W building was extremely large. A leak detection will be scheduled for the outside of the building for possible underground leakage. P-4 asked Richmond Landscaping to cut out the dead shrubs and Q-1 asked them to remove vines on the front windows.

Insurance/Signage:

Excel received the insurance inspector's recommendations. They recommended that the hand rails at R-2 and R-4 be stabilized. Those units removed the railings. The sign on Park for right turn only is still not completely visible so Richmond Landscaping will be asked to trim the bushes around the sign.

Violations:

Violation notices/fines were sent out for dogs without leashes, not cleaning up after pets, and unstable railings.

Financials-

Linda Neel reviewed the financial report for September. Briarpark has total cash assets of \$292,726.67. The total maintenance expenses are under budget for the year. However, the pool and plumbing are over budget. The water bill was outrageous again for the month. Some buildings will be checked for leaks. The sprinkler settings will also be checked and set to come on for less time.

Russell- I make a motion to adjourn the meeting.

Shawna - I second the motion.

The motion passed and the meeting adjourned at 7:15 p.m.

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