

Briar Park Village HOA
Minutes for Board Meeting
October 29, 2007

Meeting called to order at 7:10 pm

Attendees:

W4-Jan Paul (President)
J3-Anita Thompson (Treasurer)
M1-Sue Green
W1-Russell Vela
Ed Ambrose-Property Manager

Anita Thompson- Motion to approve minutes from last month

Sue Green- Second the motion
Motion approved by board

Ed Ambrose- Financial Update :
\$28,770.70 gross income
\$24,071.98 operating cost
\$12,115.50 income
Leins on three properties, demand letters to five properties

Board- Who receives questions about financial problems?

Ed Ambrose- financials to Sally, other problems to Linda

Sue Green- concerned about invoice to V5 involving "dog house"

Ed Ambrose- "dog house" refers to a part of the porch that looks like a dog house not an actual pet home

Property Update:

Ed Ambrose- painting going okay, porch posts being checked for replacement, will get exact count, plan is for 50% of work to be done by mid Nov. Has board decided to go with the darker paint for body, chocolate for shutters, and cream for trim?

Jan Paul- motion to approve colors

Anita Thompson- second motion
Motion approved

Russell Vela- U and H water use way up from previous month

Anita Thompson- need to recheck for leaks, plumber says coming from H3 but resident is never home and cannot get in

Jan Paul- Try to make arrangements to get in with resident, if no compliance shut off water

Russell Vela- motion to shut off water for noncompliance

Sue Green- second motion
Motion approved

Russell Vela- must still check U building

Jan Paul- sending letter to O-7 about yellow curtains; dog leash and non pick up of waste continuing problem (U9), police suggest fines of \$150 per dog for each incident of no leash or no pick up waste. Write down date and time of each witnessed incident; already cited by police so can get ticket #

Ed Ambrose- must follow by-laws about fines, warnings first, then fines

Jan Paul- already warned and cited by police

Anita Thompson- Motion for \$150 fines

Sue Green- Second Motion
Motion approved

Ed Ambrose- \$150 each occurrence?

Jan Paul- yes, send notices to residents informing of the new rule. How do we get owners to inform tenants?

Ed Ambrose- send letters to both owner and tenant;
home owner responsible for fine and must go to tenant
for restitution

Jan Paul- Nov 26 meeting will be annual meeting here
at 7pm

Ed Ambrose- standard agends? Where money is going and
whats being done

Jan Paul- send out letters to inform of meeting. Are
we responsible for paying to make residence
handicapped accessible?

Ed Ambrose- No because not a public property

Jan Paul- Ed explain about Q2

Ed Ambrose- Board agreed and sent check for \$250 to
fix damage. Tenant wants Ed to call a vendor, refused,
that's tenants job, matter is over.

Jan Paul- Tenant accepted a certified check

Russell Vela- If accepted a certified check then the
offer was accepted cashed or not, so it's final.

Jan Paul- wants to go back to 2 parking spaces for
each condo instead of 1 decided on previous board

Ed Ambrose- were by-laws changed at this time?

Anita Thompson- no

Ed Ambrose- then it was illegal to change will check
original documents

Sue Green- motion to go back to original parking

Anita Thompson- second motion
Motion approved

Anita Thompson- we need 7 on board for annual meeting,
can we appoint Linda Wright (S1)

Jan Paul- ask her if that's what she wants Dec. no

meeting

Anita Thompson- motion to adjourn

Jan Paul- second
Motion approved

Meeting adjourned 8:15pm

Minutes submitted by:

Rhonda Vela
10-29-07