

**Briarpark Village HOA
Business Meeting
Gladys Harrington Library
November 2, 2009**

Attendees:

**Jan Paul-President
Kathleen Savage- Vice President
Russell Vela- Treasurer
Sue Green- Member at Large
Linda Neel- Excel Management
Evelyn Quintanilla-Excel Management**

**Sign in for the annual meeting began at 6:00 p.m.
No quorum was established. The annual meeting was postponed for a later date.
The meeting was called to order at 6:40 p.m.**

Introductions:

The board members and Excel Management introduced themselves to the homeowners who were present. The homeowners stood and let the board know their names and condo numbers.

Board Reports:

Jan Paul reported on the past improvements and future plans for Briar Park Village.

Past Accomplishments:

1. In 2008 approximately 10 patio fences were replaced and so far in 2009 approximately 20. The dumpster fences were also replaced. All the new fences have been stained.
2. A message center was added at the Mail Center.
3. Upgrades to the pool were made in order to meet the Virginia Graham Baker requirements.
4. A new property name sign was put up at the Park Blvd. entrance.
5. New speed bumps were installed to help slow traffic flow.
6. Several Stop signs were added to try to make the property safer for our children.
7. Two brightly colored Slow signs were added.
8. The Fire Lanes have been re-stripped.
9. Sprinkler lines were repaired or replaced along with some very costly sprinkler valves.
10. The retaining wall was replaced at building R.
11. Trees have been trimmed both for looks and to prevent damage to buildings.
12. Guttering was added over front doors and windows.

13. Flood lights were installed at building P to illuminate the parking lot.
14. Interior Services began with building B to check for roof leaks, plumbing leaks, and that the integrity of the building structures are being maintained. The board thanks all of you in advance for your cooperation.
15. Some individual unit cut-off valves have been replaced so that owners can cut off their water for repairs without cutting off the whole area.

Future Plans:

1. The board is planning to replace approximately 30 more patio fences.
2. Lighting is to be added to the upper buildings to illuminate the parking areas.
3. The parking spaces are to be re-striped and the space numbers repainted.
4. The missing building numbers are to be replaced (for Fire Dept. use) and possibly some unit numbers.
5. The board is considering replacing the tree that was removed at building L.
6. They are also considering more interior services to check the building structure.

Management Report:

Linda Neel discussed the balance sheet for December 2008. The total cash assets at the time were \$134,578.69. Total assets were \$153,911.21. The total revenues were \$392,033.80 and the total expenses were \$361,759.31.

The balance sheet as of August 2009 shows the total cash assets to be \$156,588.82 and the total assets to be \$188,573.03. The year to date revenues are \$216,280.46 and the total expenses to date are \$197,744.84.

Linda Neel also reviewed the preliminary budget for 2010. She further reminded the owners that the insurance policy that the association has does NOT cover the contents of your home. You each need individual policies for that. She also reminded them that they should consider adding displacement insurance to their policy. If you are displaced from your home due to fire, flood or other problems you must still pay your mortgage and HOA dues, plus rent for wherever you have moved. Displacement insurance will help with those expenses.

Open Discussion with Homeowners:

B-1- Did you find the problem with the water in building B?

Linda- There were 3 units we were not able to get into. We are currently trying to reschedule with those individuals.

M-4- When we send e-mails do the board members receive them or is it just the management company?

Jan- When the e-mails are sent through the web-site (briarpark.org) every board member receives them along with Linda Neel of Excel.

O-11- The roofing company came out to repair the roof leak that was running between the walls, but the hole in my ceiling has not been repaired. I have sent several e-mails and called Excel.

Linda- The hole cannot be repaired until the leak has been proven to no longer be there. It would be best to wait until the next rain to check for that. A water hose can be used, but that isn't as reliable.

F-6- We need someone to check for foundation problems. There is a crack in the wall and the doors are sticking.

P-8- The pool key that I have doesn't work. I need a new one.

B-1- When will they get to the fences on my building?

Jan- The board member with that information is home with the flu. I will call her and try to get you an answer by tomorrow.

The meeting was adjourned at 8:30 p.m.

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