

**Briarpark Village HOA  
Business Discussion  
Gladys Harrington Library  
11/12/08**

**Attendees:**

**Jan Paul** – President  
**Russell Vela** – Treasurer  
**Sue Green**  
**Lynn Ryan**  
**Linda Neel**- Excel Management  
**Evelyn Quintanilla**-Excel Management

6:30 p.m.- A quorum of homeowners was not established. The board agreed to hold a business discussion with the homeowners who were present. The vote for elections would be held in January.

**January, 2008 Annual Meeting Minutes**

**Linda**- In your packets you will find a condensed version of last years minutes. We can review them at this time.

**Mr. Burton (V5)** - I would like to suggest; since we are limited on time; that we dispense with the reading of the minutes. Each of us can read them on our own time.

**Linda**- That will be fine. If anyone has a question about them be sure to call the management company.

**Board Report**

**Jan**- The special assessment ended in September as was promised. We currently have \$135,000 in that account. There is no assessment fee planned for 2009. We do not plan to have an increase in dues at least until July, 2009.

Many improvements were made to the property in 2008. The siding replacement was completed. New fences were installed around the dumpsters. Flowers have been planted at the property entrance. Lantana was planted at the pool. We brought back Chaparral for termite control. The Briar Park website is up and running. You can report any service requirements to the website and they will be received by all the board members and Excel. Roof repairs, lighting improvements and replacement of the patio fences are ongoing projects. In the future we will be refurbishing the entrance sign, repairing the driveway concrete, considering the sale of the land on the south side of the creek and possibly having some problem trees removed.

**Linda**- If you want to keep the gnarly trees that are by your condo let us know and we can try just trimming them.

**Russell**- All of the retaining walls have been replaced except those behind the R building.

I have implemented a spread sheet showing monthly water usage in each building. It has aided us in finding problem areas and reducing water leaks thus saving money on the water bills.

**Jan-** I think the spread sheet should be added to the website so that homeowners can see when there is a problem also.

**Russell-** We have a contractor getting us bids on fixing the holes in the parking lot. The speed bumps are in and will be painted for better visibility. We are still experiencing problems with the swimming pool. The pump has had to be replaced several times due to threads from street clothes, cut-offs, and pieces of baby diapers burning up the motor. These things void the warranty.

**Cindy (I3) -** You need to put up a sign and call the police when there are problems.

**Jan-** There is a sign. When four carloads of offsite people came to the pool the police were called. They refused to do anything about it because there was one homeowner in the pool.

**Cindy (I3) –** These problems didn't all happen this year. It had to be more than one year.

**Jan-** These problems happen weekly. There was a baptism in March. The pool doesn't even open until April.

**Linda-** Can we hold this for the open discussions?

**Jan-** We continue to have a problem with homeowners not picking up after their dogs. It is a particular problem between buildings U & V. It is almost impossible to mow in that area and the contractor will not repair the fences in that area until the dog waste is removed.

**Beth (V6) –** The dogs aren't just from the U & V buildings, they also come from P building and others.

**Cindy (I3) –** You should fine them

**Dick Weiss (I4) –** They should be fined. We had a catch and fine campaign at one time. Word has to get out. Discussing it endlessly doesn't help.

**Jan-** We do fine them when we know who is at fault. Repeat offenders have their fines raised each time. We can't fine them unless you report who you see causing the problem.

**Dick (I4) –** Everybody has to keep watch and call in. It is not the boards' job to be the policemen for the property.

**Cindy (I3) –** There should be a new rule where your dog is only allowed to go by your unit.

**Dick (I4) –** That is not enforceable. The areas outside the fences are common areas, open to everyone. Everyone should have a camera and take pictures when they see someone not picking up.

**Jan-** We have also had problems with people not putting their trash in the dumpsters or putting furniture by or in the dumpsters. We fine them when we know who has done it. Please watch for this also. We all want to keep the property looking good and keep costs down.

**Beth (V6) –** We need to get back the two-sided dumpsters so that we can get the trash in.

**Jan-** We are working on that.

## **Financial Report**

**Dick –** Page 5a shows there is a \$125,000 shortfall.

**Linda-** We inherited these reports from AMGI. We are currently trying to revise and fix their mistakes. If you would like to be a part of a committee to look through the AMGI reports you would be more than welcome.

**David Blanton** – Why is the fiscal year Aug. through July?

**Linda-** I think it may have been confusion with an audit done a few years ago.

**Dick** – I believe that it got messed up when Terry tried to do a mid-year audit.

**Mr. Burton** – Since this is not an official meeting, I would like to offer my assistance to go back and get the correct numbers for the legal meeting.

**Dick** – We need to go back to a fiscal year of Jan. through Dec.

**Jan** – I agree with you. I prefer Jan. to Dec.

**Mr. Burton-** You can only deal with what you have been told. I am willing to help.

**David-** What is the resolution for the financials?

**Linda-** We must go back to the CPA and get the correct year and numbers. Since you are a numbers person I would love to talk with you about it.

Page six of your packet is a copy of the insurance policy. It shows that we have general liability insurance, property insurance, and excess liability insurance. You each need to have your own insurance for the contents of your condo. Plumbing problems upstairs cause damage downstairs and you have to have your own insurance to cover that. Be sure that your insurance includes displacement. If there was a fire or other extensive damage you would have to live somewhere else until it was fixed. During that time you would still have to make mortgage payments and homeowners' dues. Displacement insurance will help with that cost.

We have also included an owner information sheet. If you have not already filled out one of these please do so. If your information changes be sure to let Excel know.

### **Open Discussion with Homeowners**

**Mr. Burton (V5)** – Can the proxies we have already signed be extended to use at the next meeting? Maybe we could add an extension date.

**Linda-** Evelyn can see if the library will let us make copies to do that.

**Mr. Burton-** I will help with the financials. I believe we used to be on a calendar year basis. I don't think we ever voted to change it. I would also like the annual meeting to be after the fiscal year ends. The numbers would then be correct. I would also like to say that this board has done an outstanding job. There are some owners who may have individual gripes, but as a whole they board has been great.

**Cindy (I3)** – I think there have been enough trees taken out. It is starting to look like an apartment complex. The property value must be protected.

**Linda-** The trees can be replaced. We can also do a survey to see who wants the trees removed.

**Cindy-** What property are you considering selling? I don't understand.

**Jan-** The property on the other side of the creek.

**Cindy-**The money from the sale could be used for roofing or other repairs. We need to keep the pool for better resale value. We need to make new pool rules and fine people.

**Jan-** We need people to help police it. We have been discussing raising the height of the fences to keep out offsite people.

**Beth (V6)** – How secure is the information we put on the homeowners information sheet?

**Linda-** These sheets are only looked at when there is a problem. The board doesn't even see them. They are only given the owners name, condo number, emergency phone number and renter name if any.

**Beth-** The only trees I would agree to have removed would be those causing foundation problems. If you were to remove the pool you should lower our dues. The board is here to represent homeowners, not police people. The majority of the dog problems come from renters not owners. Turning in offenders puts neighbor against neighbor.

**Linda-** Everyone needs to read the monthly newsletters. We are trying to use more communication with the owners. The issues of the trees, pool and land sale are not a done deal. These issues were brought up for discussion only.

**Beth-** Why were holes cut in the peak of the roofs instead of putting in air vents?

**Dick-** This was done back in 1994. Ridge caps were put in on all of the buildings.

**Beth-** I'm referring to a hole where the roof meets. There is a hole there that I was never informed about.

**Linda-** We can send out Evans & Horton to check on what you are talking about.

**Dick-** All the buildings have them. Tell them to look at all of them. This was done by another management company.

**E1-** There should be an entrance sign at Park. No one can ever find 2500 Park because there is no sign.

**Linda-** The sign is on the agenda for the board to consider.

**E1-** I would also like the gazebo to have more lighting.

**Allen (P10)** – Has anyone found any negative effects to selling the property by the creek?

**Jan-** None that I am aware of.

**Allen-** You have removed and will remove trees causing plumbing damage and falling on houses. Will you remove them for other reasons?

**Jan-** No

**Allen-** When we moved in the back faucet was broken and leaking. There is also a possible siding leak. Who do I tell to get these fixed?

**Linda-** You can tell Evelyn after the meeting and she will make you an appointment.

**Allen-** How did you decide where to put the speed bumps? They seem to be in odd places. Some of the skinny ones are too close to the new ones.

**Jan-** I drove the property several times with Russell to decide where to place the speed bumps. We tried to choose places that would slow down the traffic and be the most effective.

**Allen-** What about the ones in the parking spaces?

**Jan-** The parking lot is going to be restriped.

**Allen-** Although I appreciate the signs down at the gazebo, some of them are grammatically incorrect. That is a bad reflection on us.

**V11-** When we have plumbing issues inside our condos can we call anyone we want? Is there someone you could recommend who might be cheaper than others?

**Jan-** The management company has someone who seems to be cheaper. Our bills have fallen off a lot since we have been using them.

**V11-** Is anything happening that could be causing the water pressure to lessen? Could you check to see if there is a pressure problem?

**Linda-** If you call or e-mail a request we will come out and check.

**Dick-** The water valve may just not be turned on all the way.

**U1-** I would just like to encourage putting a sign up for 2500 Park so people can find me.

**K1-** When is the trash problem occurring? Does it happen in the middle of the night? I don't want homeowners' dues going up because of this. Is there a way to get rid of large trash items without using the dumpsters? I have also seen people climbing the pool fence.

**J4-** Sometimes there are teenagers at the pool after it closes making noise, listening to loud music and drinking.

**Mr. Burton-** Did you call the cops?

**Linda-** Let's get back to going in order.

**J4-** There is a bad odor coming from my pipes.

**Linda-** You need to run the dishwasher sometimes because the garbage disposal tries to go through the dishwasher and odor builds up.

**J4-** Do we have to put our driver's license number on the information sheet?

**Linda-** No, you don't. Your identity cannot be stolen with a driver's license number.

**Dick (I4) –** Plano has an ordinance about removing trees. Every time you remove one you have to plant a new one. Before we start subdividing property (selling) all of the homeowners must give their approval. The by-laws do not allow the parking spaces to be changed. It is my understanding that if the pipe is in the wall it is the HOA's problem. There is a dump site on Plano Rd. You have to show a bill that matches your driver's license in order to dump things. We need to put up security cameras. They would eventually pay for themselves by not having to pay for removal of trash by the dumpsters. We also need to use our official name; Briar Park Village Owners Inc.

**C4-** I would still like to have Fios high speed internet.

**Jan-** We are still looking into it.

**C4-** Would it be possible to let us know what will be discussed at the next meeting so we will know if we need to be here or just send in a proxy?

**Jan-** We can do that.

**B1-** Has money been set aside for termite treatment?

**Linda-** Chaparral treated the property over the summer.

**Dick-** If any termites show up they will come back and treat again.

**David Blanton-** If we see an issue we need to call the board. Problems are the owners' responsibility. When the board fines an owner he should call the renter and pass the charges on to them. The proxy states that the meeting can be rescheduled. You would have to pick a date for a formal rescheduling. Can we get automatic withdrawal set up for our dues?

**Linda-** Zack in our accounting department can handle that for you.

**David-** Can the information for automatic withdrawal be sent out with the bills? Page 5c shows that we have reserves. Between now and the next meeting can we ask the group what they would like to use those for? Maybe restriping of the parking lot or replanting trees could be among the choices. The pool is part of the common area. Filling it in would take an owners' vote because it would change the character of the complex. I think security cameras are a good idea not just to watch the dumpsters but for security in general.

**Meeting Adjourned 8:45 p.m.**

