

**Briarpark Village HOA
Minutes for Board Meeting
Gladys Harrington Library
April 28,2008**

Attendees:

Jan Paul – President
Russell Vela – Treasurer
Sue Green
Linda Wright
Lynn Ryan
Ed Ambrose – Property Manager

7:00 p.m. Meeting called to order. Quorum established.

Sue Green – Motion to approve minutes from last meeting.

Russell Vela – Second the motion.

Motion Approved

Financial Update and Aging Report:

Ed Ambrose related details of income and expenses. He also discussed overdue fees and how much has been resolved.

Property Status:

Ed– I don't have a date yet to turn over the buildings. There are still several things to do.

Linda- They put up a new post on my mothers building.

Jan- I took the man over one day to measure for it.

Linda- The post and door still need to be painted.

Lynn- What kind of things are they fixing?

Ed- Siding, caulking ,posts.

Sue- The left post of mine needs to be replaced and the door needs to be painted.

Lynn- Who's paying for the new front doors?

Jan- The homeowners are responsible for that.

Lynn- Are the storage room doors solid core doors or hollow?

Ed- They are standard storage room doors. They will last 20 years if they are painted correctly. If you want solid core doors they cost much more.

Jan- What are the cost of these doors?

Ed- They are about \$80.

Jan – What is the cost of a solid core door?

Ed- I don't know.

Sue- I've never seen exterior doors with decorative work on both sides. They have installed 34 or 35 already.

Lynn- We need to talk about better doors.

Ed- I can show you at 4 or 5 other properties where the same doors have been used. If the homeowners want to pay the difference in cost for a different door I will check on the price. I'm getting questions about the fences. People want to know what type of list is being used for who gets a new one and when it will get done.

Jan- People didn't understand that the fences were not included in the assessment.

Ed- Jerry is trying to repair as many as he can until they can be replaced.

Jan- There are a lot of fences down. Mine will be soon.

Ed- I need to answer these people.

Jan- Weather permitting, we will get them up as soon as possible.

Russell- I noticed that half of building V did not have the siding replaced.

Ed- It was partially already hardy board. I will check on it to be sure.

Lynn- What about the termite problem? What is our liability?

Ed- Each problem will have to be checked individually. Some will be the homeowners' responsibility and some will be the HOA's.

Sue- Will insurance pay for some of it?

Ed- I don't know if the insurance covers termite damage.

Linda- When I was showing my condo to someone the other day; I noticed some wires on the ground out back. I don't know what they go to. Would you check?

Ed- They probably go to satellite or cable. We will check on it.

Lynn- Could we consider installing Verizon fios?

Ed- The problem with that is not everyone wants it, but it would have to be installed through everyone's attic. Someone would have to let them into each unit for access to the attic even if they personally were not going to subscribe. I can still get in touch with Verizon if you want.

Sue- I motion that we talk to Verizon.

Linda- I second that motion.

Motion Passed

Old Business:

None

New Business:

Sue- I have had a lot of people knocking on my door to complain about the 3 bulldogs that are running around loose all the time. They are pooping everywhere and not being picked up after.

Ed- They should be told to call the management company with their complaints. They will need to tell us the date and approximate time of day so that we can fine the offenders.

Linda- Is there a rule in the by-laws about the number of pets allowed?

Ed- There may be. It needs to be checked.

Sue- Is there anything that can be done about kids running wild in the parking lot with bikes, electric scooters, and skateboards? They are going to get run over .

Jan- They put up ramps down by the mailbox sometimes.

Ed- They can't do that . It is a violation. That is a common area. Once again the date and time should be called into the management company. They can also e-mail us. It might be easier.

Russell- Have the leaks in the A building water been resolved?

Ed- We know the leak is from one of two units. We are trying to get the homeowners to let us in.

Jan- When can we do the walk through on the property?

Ed- I will find out and get back to you. We need to get an appraisal for fixing the B unit. We also need to check with the insurance company.

Linda- I got a statement in the mail that I don't understand. I called accounting.

Ed- I'll have to check with the office.

Lynn- Does the HOA have to pay for the fireplace roof leaks or does AMGI?

Jan- I was going to ask Ed. The bills from Sun West Roofing say that the contractors are responsible. I also noticed that the chimneys in V building have not been flashed. These things need to be taken care of before we sign off on the work.

Russell- I make a motion that the meeting be adjourned.

Linda- I second that motion.

Motion passed

Meeting adjourned at 8:35 p.m.