

**Briar Park Village HOA  
Minutes for Board Meeting  
October 24, 2005**

**Meeting started at 7:00 p.m.**

Terry Daley: Introduction -- before we get started so that we can talk to you these are our new property managers. Call the meeting to Order -- officially. This first meeting is going to be very loose. A lot of things are out of our control. We wish that we were a little bit further on, but we are not. We are waiting for the books, bank records and audit. John Raines is not giving us the records that we want. Arizona account is still going to be open until we force them to close it. We are going to get it the legal way. There are over 45 owners who don't have a check posted and they are going to give us a list of where those went to. The property manager is going to be calling people and verifying if they are going to pay. John Raines has not given us all of the information so our books are behind. Bill Johnson is the property manager. He is the CEO of the group.

Bill Johnson: I'm Bill Johnson, this is Suzanne McClain, she is the real boss. I have been on the property a few times already. You might have seen me driving around. We are, I guess to sum it up -- really excited about being with you folks. We met a week or so back, and I have met with Terry three or four times and as he pointed out, things are going to take a while. I think if I were to tell you anything, if you have a question call us. We want to communicate with you folks, we have no secrets. You let us know and we will let you know what is going on. I know you are going to wonder if your dues are credited. If you did it, there are ways for us to get the money back to us, but it will come back to us. No one is going to be charged late fees during the interim period when all this is being worked on. We will make it all work and in a month or so. Our office is located on Interstate 635. Just across the street from Valley View Mall in the Merit Centre. Any questions that you have be sure to call us and ask us. We have been in business since 1997. I have been in real estate for a long time. We now are a full time real estate company, but the only thing we do is housing associations. Your property manager's

name is Ed Ambrose. He had a meeting tonight. Ed is a good guy. He is from Chicago, but we cannot hold that against him. If he tells you he will do something, he will get it done. In our office, Suzanne is a good person to talk to. If you think Ed is not working or not showing up, you can call me. We are very hands on and we want to know that they are doing the job that we are paying them to do. I told Terry and the board this the other night, and I think what I told him most is that we are excited about doing this. I have probably left a lot of stuff out, but I will answer any questions that you all have. Range inside from 8-400 properties. All of the people in our office are easy to talk to. If you place a call and you don't get a call back, you call me. We want people to know that we return our phone calls. Questions?

K1: Do you have a website?

Bill Johnson: Advised that he does have one, but they are working on it.

Mark: Asks Bill if he wants to comment on the emails.

Bill Johnson: Let us know where you are on the email until we get to know you. Let us know what property you are emailing or calling from and what Unit you live in.

Jan Paul: Asks bill to explain weekends

Bill Johnson: Advises that you can call and if its an emergency that really needs your attention, you will get another number when you call in. Everyone at the management company takes turns on answering phones.

L4: Betty asks if everyone got the packets that were sent out.

Suzanne: Advises that Terry Daley is giving information over to the new management company, but there is a lot of research to do. It is not as horrible as a lot of people think. It is not easy, but not a bad one.

M4: How does your management fees compare to others?

Bill Johnson: It is probably comparable.

Suzanne: Advises that our management fee is our management fee. On mass mailings we would bill, but it is not something that we bill and charge extra charges.

V4: Will you be sending out a news letter?

Bill Johnson: Advises that its up to the board.

Terry Daley: Advises that we will be sending out a news letter and that all the board meetings are open now. If there is a problem, you let us know. Advises that we are going to get the bank statements from all the banks, including Arizona and that we are going to get the books ready and going.

Bill Johnson: We are up and operating. We have a good board in place. We are here to work with you. We do not have that far to go as far as your money is. All we have to do is get an attorney and make them do it in a short period of time. You guys financially are in good shape. You are to be commended for the effort that you have put forward to do that.

Jan Paul: When is our property manager going to be out there next?

Bill Johnson: I will set that up. If you need us we are available. Leaves cards with Terry Daley.

Susanna: We need people to show copies of checks that have gone through. We will be making phone calls once the figures are in place. If any neighbors ask, there are quite a few of owners that are showing that they have not made a payment. Unfortunately, we probably will be making phone calls.

Bill Johnson and Susanna leave the meeting.

Terry Daley: I would like to know if anyone wants to speak.

M4: Can we have our water back for our sprinkler system?

Terry: We are going to get that fixed. We are trying to get some water heads fixed that are wasting water. The water has been turned off, but it was not done by us personally.

Sue Green: One of the gentlemen was out today fixing it.

Terry Daley: We do want all the systems working properly this year. We will not be able to do anything until we talk to Mark Johnson. We will get that issue taken care of.

M4: Are you still using the same landscaping company?

Terry Daley: Yes, they have been doing a better job than the last company. We are trying to get things improved, but it takes time. You now can do your landscaping without calling in. If you do not want to, you can leave it as is, and we will still take care of them.

M4: Has anyone besides me noticed that they cut the shrubbery on the left side of the gazebo, but not the right?

Terry Daley: I have not noticed. If Mark Johnson is doing a good job, we will not count out Bill Johnson. He has no one on his payroll. Any worker is going to be bonded and insured on his work. We already talked to Jose and he has agreed to fix the balconies, because he did not do it right. Fortunately, it is his dime that he is going to fix it on. We are ruining people's property with leaks. It is not necessary for the lowest bid. We want quality workers. We have to find out what money we have this month. The next months are going to be better.

Terry Daley: The electrical boxes are falling out of the walls, because the wood is rotten. Says that the second priority is to get these water leaks. What money is left over, is going to go in to getting rid of the rotten wood. We are going to have committees for the paint. That is a plan down the road. Another thing we will have down the road is the gutters. We want to dress up the place. We will crack down on a lot of things going on -- that they have not been

doing.

We are going to fine them heavily. If it is your dog you pick it up. We are going to have a porter. Betty (W2) will be our porter. She walks the property all the time and she is going to go around and pick things up. Down the road -- to secure our value of our property, there are some sides of our property that is open. We are going to look into gating the community. We are trying to improve the property. We are going to stop feeding the reserves. We are not going to go into the reserves. We are going to stop putting things into the reserves until things are fixed up.

L4: I really believe that we are paying enough dues .

Terry Daley: We are not going to put more into the reserves right now. The assessment is, if we didn't have what we have now. Instead of paying one lump sum, we pay a little at a time. John Raines was on the checking account by himself. We will now have three people. The president, treasurer, and secretary will be on everything. Mark and Bill will be getting together, trying to get a website together. We are going to try to communicate on this by getting people's phone numbers and emails. Fill everything out so that we can get things in the file so that we can contact you. We are going to make changes, but we do need help.

Terry Daley: Says we have some things we are going to have to talk about. I6 (Ted Salzer) has a plumbing bill. What Ted did, he has an outside owner, he let some people borrow his condo. What happened was that toilets got stopped up, and he called John Raines on the phone and no one returned his call. Ted hired Al's plumbing company, to go out there and do it. The reason why plug was stopped up and women

Mark and Christine: Said no

Jayne Morin: Asks why he called the plumber out? No response.

Terry Daley: Is it a unanimous decision to say no?

All members: Agreed

Terry Daley: There are two owners C1 and R2 are arguing. Because of the switch between Excel and John Raines. Their mail was going to Excel. I was on several board meetings and they came to the meetings and explained. We know people are paying, but John Raines did not give us a ledger for that check. It is my opinion that they were right. Both of them stated that they did not check their bank accounts. There was one unit up for foreclosure in McKinney. I called attorney Riddle & Williams who handled this. I went ahead and wrote a letter to tell them to cancel the lien. WE have documents that we owe Stella money. They were forced to get an attorney involved.

Christine: Reads letter out loud letter from C1.

C1: We need to call her and get some copies of checks that she wrote to attorneys and the double fees that she paid.

Christine: She had a similar situation.

Mark Harrell: Wants to know how the checks are in 2004 but John Raines was the management company in 2005.

Sue Green: Has no objections to refunding money, if she can produce canceled checks where the money was taken out of her bank. She can get a copy of the check.

Mark Harrell: We need copies of checks and proof of when they were deposited and

Sue Green: We need attorney bill -- with a copy of the check of receipt that was paid to attorney.

Terry Daley: I will call her and tell her tomorrow: L3 (Robert wants to put a patio cover on his porch. He wants to do the same thing that Terry did. He wants to shield the sun in his bedroom and kitchen. Robert turns in a proposal to the board.

Jan Paul: Is there anything we can put over our dryer vent?

Terry Daley: Put a flapper on your vent.

I4: You can buy a cage to put over the vent.

Mark Harrell: Wants to agree, but if it does not look right or is not maintained, it must be repaired by Robert.

Bill Swetman: Asks about the color of the wood.

Terry Daley: John Raines took out a policy to protect him. It was \$5,000.00.

I4: It was the crime policy.

Terry Daley: We have a company now, that we don't have to pay an insurance policy. I understand that the board had a million dollar policy.

I4: That is a general liability.

Christine: A surety bond?

I4: John Raines did not take out any insurance, the board took it out.

Mark Harrell: Is it up for renewal?

Terry Daley: Do we want to cancel it? We have to get our files right.

On V8 -- we did that -- they want a resale certificate. There is a situation where they had to repair the storage door and trim. I took it upon myself to do the door and trim work. So we ok'd the bill to pay for a new door. Bill Johnson has that bill. Says that we might go 50/50. We need doors fixed.

Christine: Storage units are inside the property's fence. There is a fine line between the doors and the HOA.

V4: I would think that the doors-- we replaced our front door. When you find out that the molding is full of termites. Wants trim fixed and painted in timely manner. They hired someone to change the front door. They put in a solid door, but it was a pre-hung door.

Terry Daley: If it is part of the molding, it will be replaced.

Mark Harrell: Everything leads to something else. Has Norway rats.

Terry Daley: We might want to think about this and get the trim fixed.

V4: In the past year that was a list of owners and home owners responsibility.

Terry Daley: I don't know where that list came from.

Mark Harrell: Pay bill, but we will rule later on the doors.

Seconded.

Terry Daley: Onsite v. offsite owners. We had C1, we need committee of offsite owners. I think Lynn should be on a committee because she is an offsite owner. So we should make a procedure that says owners can kick tenant out if they do anything mischievous.

V4: What to do about the police. It makes you nervous.

Terry Daley: That is something we need to stop. Tenant lives there and needs to respect the rules. Offsite owners need to teach and show tenant the rules. Transfer information to tenant. Says Lynn and David Blattner should get together.

Terry Daley: I feel like the bylaws have been broken. In the bylaws,



Article 13.1, the directors and officers of the board do not get a salary or commission. They only get reimbursed for materials they buy. Why was Pat Gates getting \$50 a month to be paid as secretary.

Dick Weiss: Says the board did it.

Terry Daley: We can pay an agent, but not a board member. We saw a check to Pat Gates for \$100 on the last meeting. We have to find out when she got on the board. I know it was 2003-2004, if she was here every month, she would owe the board approximately \$1,000.00. The rules were broken and the bylaws were broken. Someone was profiting from the board.

Christine: I work for a non-profit organization. The board could have said they would pay her, and they could have put it in some other type of fund, to not show income. You have to note it somewhere.

Terry Daley: We need to find out how many months she was getting paid while she was a director. We will get the books from John Raines. Is it our understanding that we are going to get more information?

Board members agree to this.

L4: August 31<sup>st</sup> -- C.D.'s and checking accounts. Bank One checking account was closed. Checking account in AZ was approximately \$18,000.00. We will be checking on these. The reserves and checking accounts are secured. There are three people's names are on the C.D.'s. They are now protected. You cannot pull them out without penalties.

Jan Paul: We need to vote on Betty.

Terry Daley: Can Betty be our porter? John Raines had his son as the porter for \$280 a month. Proposal to let Betty Boshier (W2) be the porter for \$300.00. Going to put her on probation and check to see if she is doing a good job.

All board members agree -- to be revisited after three months. Betty will start on November 1, 2005.

Meeting adjourned by Terry Daley at 8:45 p.m.