

**Briarpark Village HOA
Annual Board Meeting
May 15, 2017**

Attendees:

**Jan Paul- President
Russell Vela-Treasurer
Shawna Neill- Secretary
Linda Neel- Excel Management
Beverly Longino- Excel Management**

.The meeting was called to order at 6:33p.m. A quorum was established by attendance, mailed proxies, and a vested proxy.

The board allowed a few minutes for those present to read the previous meeting minutes.

K3 -I make a motion to approve the minutes.

B1 -I second the motion.

The motion passed.

Introductions:

Jan Paul welcomed the homeowners to the meeting and thanked them for attending.

Announcements/Board Report:

2016 Accomplishments-

The pool was replastered and new signs were installed. Lighting was added to many dark areas. Retaining walls were built at buildings A and I. All of the roofs were replaced due to hail damage. All of this was accomplished without raising the dues or having a special assessment.

2017 Goals-

Additional retaining walls are to be built. Lighting is to be added. One new light will be put up every other month. The next one goes up in June.

Board Election:

Seat 1 currently held by Jan Paul is up for a 3 year term. Seat 2 currently held by Lynn Ryan is up for a 3 year term. They are willing to serve for another term. The floor was opened for nominations.

I4- I make a motion to re-elect Jan Paul and Lynn Ryan by acclamation.

K3- I second the motion.

The motion passed. Jan Paul and Lynn Ryan were elected to seats 1 and 2.

Financials as of December 31, 2016

Total Assets: \$140,566.44

Delinquent Dues: \$2,855.83

Prepaid Dues: \$10,858.89

Total Liabilities: \$ 143,757.00

Complete budget pages were contained in a handout to those in attendance.

Linda Neel once again reminded everyone that homeowners insurance is required. It should include liability insurance in case of damage to a neighbors property. All should consider including displacement insurance to cover renting a place to stay when your home is too damaged to live in.

Open Discussion:

I4- I just wanted to say that I do not like the new lights. They are spotlights not floodlights. They shined into my windows and I had to wear sunglasses.

Jan- Has the problem been resolved?

I4- Yes, it has been moved. The G building is badly lit.

B1- When was the last time we had a dues raise?

Linda- March 1, 2013.

B1- How much a month is landscape maintenance?

Linda- \$2800

B1- Is everyone up on their dues?

Linda- There are a few behind. There are more prepaid than there are behind.

B1- The lights behind D and E are out again. When they are replaced, they burn out within 10 days. I think there may be a short in them.

Jan- We can get an electrician to check for a short.

M4- The light behind my building is out. It hasn't worked in a while.

Jan- We will have the bulb replaced as soon as possible.

M4- Are we FHA eligible?

Linda- Not at the moment. It needs to be renewed every 2 years, but has not proven to be cost effective for the HOA. Renewal is \$1000.

D8- Is there a new code for the pool this year?

Beverly- It is the same as last year. Push 2 and 4 together, then 3.

Jan- We need help with watching out for mechanic work on property. Changing a tire or a battery is fine, but taking apart an engine is not. We are also having problems with work vehicles being parked here. The by-laws state that no oversize work vehicles may be parked here. Please call Excel or alert a board member if you see someone working on a vehicle or an oversize work truck parked at Briarpark.

D8 - I make a motion to adjourn the meeting.

P8 - I second the motion.

The motion passed.

The meeting adjourned at 7:42 p.m.

