

**Briarpark Village HOA  
Annual Board Meeting  
May 14, 2019**

**Jan Paul- President  
Kathleen Savage-Vice President  
Shawna Neill- Secretary  
Russell Vela-Treasurer  
Linda Neel- Excel Management**

**The meeting was called to order at 6:30 p.m. at Gladys Harrington Library. A quorum was established by attendance, mailed proxy, and vested proxy.**

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

**I-4 - I make a motion to approve the minutes from last year's meeting.**

**H-4 – I second the motion.**

**The motion passed.**

**Introductions-**

Jan Paul welcomed the homeowners and each board member introduced themselves.

**Announcements-**

The homeowners were asked to aid in conserving water. The main overage in the budget was due to the water bill. The board suggested that everyone check for leaks and running toilets and repair them immediately. Spot checks on buildings whose water usage goes up drastically will continue.

The homeowners were also asked to watch for those who dump furniture or appliances at the dumpsters. They were told there was no need to confront the person who was doing the dumping, just get a picture, license plate number, or condo number to give to Excel.

**Improvements-**

Replacing the rotten wood on the buildings began.  
The driveway near the Park entrance was repaired.  
A berm was added above the creek to stabilize erosion.  
A few shrubs were replaced.  
New lights have been added in the darkest areas.

### **2019 Goals-**

The second phase of replacing rotten wood has begun.  
The parking space numbers will be repainted.  
The sprinkler system will continue to be patched and maintained for at least another year. The expense to replace it is too steep for now.

### **Board Election-**

Seats 3 and 4, currently held by Russell Vela and Shawna Neill, are up for a three-year term.

**Linda-** The floor is open for new nominations.  
**There were no nominations made.**

Russell Vela and Shawna Neill were willing to serve another term.  
A vote was taken.

**Russell Vela and Shawna Neill were unanimously reelected by a show of hands, mailed proxies, and vested proxy.**

### **Financials:**

Total Assets: \$116,483.98 as of Dec. 31, 2018  
Delinquent Dues: \$3,818.91 as of Dec. 31, 2018  
Prepaid Dues: \$13,651.99 as of Dec. 31, 2018  
Water: \$161,952.33 overbudget by \$29,952.00

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

### **Open Discussion-**

**M-4-** I would like to request a copy of the insurance.

**Linda-** If you give Beverly a call at Excel, she will get you the phone number of the insurance company. They are the ones who will supply you with a copy.

**H-1-** Who is responsible for staining the inside of the patio fence? Would it be the HOA or the homeowner?

**Jan-** The owner has always been responsible for what is inside the fence.

**P-5-** I have confronted several people about dumping couches and furniture at the dumpsters. They all act as if they don't understand the rules even though they are posted on the dumpsters. Can a memo be sent to explain the rules to everyone?

**Jan-** I can add one at the gazebo, but it will get torn day like always. Reminders have been sent in the statements before, yet no one seems to read them. We can try again.

**Kathleen-** The homeowners need to pass on the information to their renters or the memo won't work. We can't fine anyone if we don't know who they are.

**P-5-** Have you considered submeters?

**Jan-** Many times, but the cost is really expensive. A very large special assessment would have to be set in order to cover the cost.

**Kathleen-** It's also an issue because not all the buildings have separate meters. Some units, upstairs and downstairs, share the same cut-offs.

**P-5-** I've noticed there are broken curbs on the property. Will they be part of the renovations?

**Kathleen-** One was fixed this week. Others will be done later.

**P-5-** There is paint splattered on the curb and on the dumpster at one of the buildings close to the gazebo.

**Jan-** We can call the trash company for a replacement dumpster.

**P-5-** We need new pool furniture. What's there looks trashy.

**Kathleen-** It gets abused and thrown into the pool, but I agree we need new furniture. We will discuss it at our next meeting after checking the budget.

**L-4-** My backyard continues to be washed away. I lost 6 inches in the last rain.

**Jan-** I thought we had added soil.

**L-4-** It wasn't even close to enough. They used maybe half a bag.

**Jan-** Maybe we can get the man who did the berm to check it. If the gate is open, I can look myself.

**L-4-** The gate is always open. Can a homeowner have the rotten wood replaced themselves?

**Jan-** I was told no, but we'll discuss it at the regular meeting again.

**H-4-** The gable slat hasn't been replaced. Birds are getting in. Also, until the pipe under the foundation is fixed, we can't use the dishwasher or bathroom sink. The plumber says it is a sewer line, not a water pipe. We have gotten an attorney.

**Jan-** The HOA also has an attorney, so this can't be discussed here.

**I-4-** Have you considered getting security cameras to watch the dumpsters?

**Jan-** We have discussed it several times and will continue to do so.

**I-4-** I am disconcerted about the rotten wood. I would like details on what exactly needs replacing.

**Jan-** I don't have a copy of the plans with me, but I can get you a printout.

**I-4-** I would like that. The lights by the I building don't come on and the bulbs burn out often. They are incandescent. LED would be better and last longer.

**H-4-** What about lights with motion sensors?

**I-4-** There are vehicles being stored in several places on the property. More than one can't pass inspection legally and yet they have unexpired tags. Some have been wrecked and haven't moved for months.

**Linda-** We will drive the property and investigate it.

**S-2-** There is also an issue with commercial or oversized vehicles. They make it difficult to back out of our parking spaces. Sometimes a trailer is parked overnight covering up 5 spaces. Are commercial vehicles allowed to remain on property?

**Kathleen-** They can only be here if they are doing a job, but never overnight.

**S-2-** Who is responsible if there is a creature in the wall between two units? Is there a firewall separating units?

**Jan-** I'm not sure how to handle that. Try animal control if you think there is something in the wall.

**S-2-** Are we allowed to have a doorbell camera, or a porch camera that is hidden on our own porch?

**Jan-** Absolutely.

**J-4-** The sewer line backed up into my tub in March. I paid for the plumber to fix it. There are people parking in my space because the number has been faded away. It needs repainting.

**Jan-** We are painting the numbers as soon as the rainy season ends.

**B-1, J-3, A-9, and T-3 had no complaints. They thanked the board for doing a good job.**

**I-4-** I make a motion to adjourn the meeting.

**H-4-** I second the motion.

**The motion passed and the meeting adjourned at 7:40 p.m.**





