

**Briarpark Village HOA
Meeting Minutes
March 28, 2022**

Jan Paul- President
Shawna Neill- Secretary
Russell Vela-Treasurer
Angela Pritschow
Linda Neel- Excel Management
Skye Hughes- Excel Management

The meeting was called to order at 6:28 p.m. A quorum was established.

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

Russell- I make a motion to approve the minutes.

Shawna- I second the motion.

The motion passed.

Management Report:

Carpentry/Painting

Densil is set to return the first week of April as weather permits.

The sheetrock repair from the water cutoff exploration will be done on April 5, 2022. The unit is under contract.

Shutters have been ordered for U-3. It is a special order so it may take some time for them to come in. In the meantime, two matching shutters were put in place, so the windows are symmetrical.

The rotten wood at E-2 was replaced and painted by Martin.

Sprinklers/Dumpsters/Landscaping

Sprinklers will be turned on after the rainy season is over, except for those at buildings W and T. Those are needed to save the photinias.

Management is getting bids for a sprinkler meter so that water usage can be separated from building I.

New grass is needed at the W and R buildings.

There's a hole in the ground south of H-4 and I-1.

The redbuds along Jupiter are dead.

The tree in the green space between buildings F & D needs to be trimmed.

Linda and Jan met with two engineers from the City of Plano about the creek erosion problem. Allison Smith from the City of Plano has spoken to Linda since that occurred and states that the evaluation has been finished.

Briarpark now qualifies for the stream bank stabilization program, so the city will eventually build a wall or structure to contain the problem.

However, it may be years before the work is done. The city is only allowed \$550,000 a year to fix these problems all over the city. They repair the worst of them first. There are 500 properties worse than Briarpark at the moment.

The paving stones around the tree at R-3 and along the curb on the east side of the pool need to be set back in place.

Plumbing/Gutters/Roof

A cutoff valve was installed for E-2. The plumber who installed it is going to provide a price for possible submetering. He has at least shown management how to divide the cutoffs for the end units if the idea of separate meters is pursued.

Management is contacting two more companies for bids for submetering. They already have estimates from Hocutt and Think.

A gutter extension is needed between I-1 and I-2.

A splash guard under the drain on the west side of the wall at I-6 is needed.

Evans and Horton repaired a roof leak at U-9.

Martin removed the exterior faucet covers and stored them in the pool room.

Annual Meeting

The annual meeting will be held at Dickey's Barbeque in the party room. It will begin at 6:00 p.m. However, please be there to sign in by 5:45 p.m. so the meeting may begin on time. If you can't be there then send in your proxy or give it to another homeowner you trust or a member of the board to vote in your place. Reminders of the date and proxies were sent in the April dues.

Violations

Recent violations include light fixtures without tops, dog waste covering the ground, broken blinds, BBQ and toys in front of a unit, cigarette butts scattered between buildings, a screen leaning against the building, and a marble slab leaning against the outside wall.

Open Discussion

Martin hauled away a mattress and box springs at an owner's request. The owner paid him.

The board agreed that power washing the brick walls could wait, but the floor of the mail center should be gently power washed and new epoxy put down before the flooring erodes further. Management will get bids.

There is concern that one or more units are being used as Airbnbs or other short-term usage. Briarpark rules and regulations do not allow this practice. Management and the board will continue looking into the matter. If it is found to be true, the owners will be fined for every month they continue the violation.

Management will continue fining those who haven't returned their owner info sheet. However, once the sheet has been sent only one \$50 fine will remain for each unit.

Financials:

Total Assets- \$184,442.35
Delinquent Dues- \$13,281.10
Prepaid Dues- \$9,197.77
Utility Expenses- \$16,826.37

Russell- I make a motion to adjourn the meeting.

Angela- I second the motion.

The motion passed. The meeting adjourned at 8:00 p.m.

