

Briarpark Village HOA

Annual Homeowners Meeting

July 24, 2023

Jan Paul- President

Angela Pritchow- Secretary

Russell Vela-Treasurer

Kathleen Savage- Member-at-Large

Linda Neel- Excel Management

Saleha Parveen- Excel Management

The meeting was called to order at 6:32 p.m.

A quorum was established by attendance, mailed proxies, and vested proxy.

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

D8- I make a motion to approve the minutes.

F2- I second the motion.

The motion passed.

Introductions:

Jan Paul, the president of the HOA, welcomed all the homeowners and thanked them for attending. Each board member introduced themselves to the homeowners.

Board Report:

Jan Paul began the meeting by speaking about reminders of homeowners' responsibilities and the HOA's accomplishments over the last year.

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Reminders-

Vehicles are not to be parked over curbs. It kills the grass, breaks sprinkler heads, and is a fire hazard. Also, there is no mechanical work permitted on the property except for flat tires and dead batteries.

All trash must be bagged and tied. Do not leave any bags or other items outside the dumpsters. Please report seeing those who do. When a container is full carry your trash to another container. All contractors or delivery people should be told in advance they cannot use the dumpsters.

Residents must pick up after their pets, keep them on a leash, get them registered and maintain control of them at all times. Recently, a resident was bitten by a dog that was on a leash.

No pets, glass, or grills are allowed in the pool area. Children must be accompanied by adults. The pool rescue materials are not to be used as toys. Guests who need parking spaces may use the ones at the pool.

Dues can now be paid by Zelle. The email address is
BriarPark.zelle@ExcelMgmt.org

Always add your condo number so that payments are attributed to the correct condo.

A similar address will soon become available to pay your water bills.

Accomplishments-

Several buildings have had rotten wood replaced, including the area around doors. Front doors have also been painted. Both projects are ongoing.

Dead trees, limbs and bushes have been removed. Overhanging limbs have been trimmed. The creek was cleared of trash and mowed.

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Plumbing leaks were located and repaired. Rusted cut-off valves were replaced so that the submeters could be installed. That work is complete. Individual billing will begin soon.

Sprinkler system repairs included valves, lateral lines and broken heads. Downspout extensions on several buildings is currently in progress.

The pool has had plaster repair work, coping repair, steps replaced, and a handrail added at the entrance.

Elections:

Seats 3 and 4 are up for a three-year term. Those seats are currently held by Russell Vela and Kathleen Savage.

The floor was opened for nominations, and the homeowners who were present were asked if any of them wished to run for election.

Three homeowners asked to be added to the ballot.

Dion Pettigrew K4

Douglas Nipper U9

Jared Smith G2

They were considered along with the current members, Russell Vela and Kathleen Savage.

Ballots were passed out, the vote taken, then ballots were returned to be counted. Tentative results would be announced at the end of the meeting.

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Financials:

Total Assets on Dec. 31, 2022-	\$194,611.91
Delinquent Dues on Dec. 31, 2022-	\$ 24,372.32
Prepaid Dues on Dec. 31, 2022-	\$ 13,160.94
Total Revenues on Dec. 31, 2022-	\$523,900.15
Haul off Expenses Due to Dumping in 2022-	\$ 3,605.00
Water and Sewer Expenses for 2022-	\$184,539.92
Total Utility Expenses-	\$217,250.28
	(\$15,050 over budget due to water usage)

Open Discussion:

The floor was opened for homeowner comments, concerns and suggestions on future property improvements.

D8- Will we be receiving our first water bill in August?

Linda- We're still waiting on the billing company to set things up. We're hoping it will be ready by October 1st.

D8- Why haven't I been receiving my dues statement until the 8th or 9th of the month?

Kathleen- I believe it's an issue with the post office. I have mail coming early and other mail arriving late.

G2- How do I know which parking space belongs to which condo? Is there a map? Will they numbers be repainted?

Linda- There is a map. I'll have to be on the property to show you which space belongs to you. I'm sorry I haven't gotten back to you sooner.

Jan- Yes, the numbers need to be repainted.

Q4- Is there going to be a process for doublechecking the water bills? How can we dispute a bill?

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Linda- It was all explained to me in a technical language I didn't understand. I need to get clarification before answering.

P6- Is the \$85,000 in an interest-bearing account?

Linda- It has already been paid to the company who installed the water meters.

P6- We're losing trees all over the property. They need to be replaced.

Linda- Landscaping is currently being budgeted. We are researching Texas heat tolerant trees and bushes.

N3- I want to give my thanks to the board and the property management for the excellent job they are doing. I also want to know what happens when a meter breaks? Is there a warranty? Will the company that installed them replace them?

Linda-The meters are made of brass, so they won't break easily or quickly. However, there is a three-year warranty. The company is located in Florida, so they would most likely hire someone local to repair or replace the meters.

Q1- I'd like to suggest that the buildings need to be painted. They are faded.

J4- My visitors were upset by the parking lot. The concrete and speed humps need repair. It looks bad.

J3- The yard maintenance men continue to blow dirt, trash and clippings onto our lawns and into parking lot corners. I suggest we start looking for a different company. Also, can we read our own meters?

Linda- I will look into your suggestion. You can check the numbers on your meter, but please don't touch the white disc that sends the information for billing.

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K4- The foundation on my building needs to be looked at. The siding is bowing. My parking spot is beside a gutter so when it rains there is a large puddle in the exact spot where I exit the car. Can the spots be moved over by one to accommodate the issue? I would like to donate some trees and bushes to Briarpark.

K3- I want to thank the board for keeping costs down. Would it be possible to repaint the parking spaces with unit numbers rather than anonymous numbering? I agree that the buildings need to be painted. And did you say we could pay the dues using Zelle?

I also want to report that the tree we planted and dedicated to Jan's friend who died from domestic abuse while defending her family is thriving.

Linda- We can take a poll on which to use, unit numbers or anonymous numbers. I want to add that owners may plant flowers in the shrubbery bed. Just check with management on the type allowed because some will take over the property and cause damage to the building or pipes.

F2- I can't tell what part is new on the water meters.

Kathleen- Yours would be with the cut-off valve.

Linda- Unfortunately, your cutoff valve would be located in the laundry room of the downstairs unit.

F2- The light in the alley between buildings F&G is out. Are BBQ grills allowed on balconies?

Linda- There is a city ordinance against grills on balconies and it's also in the rules and regulations of Briarpark. They are a fire hazard. Electric grills are acceptable.

F4- What about propane grills?

Linda- No gas, just electric.

F4- How did you decide on a company to install the water meters?

Linda- We sought out bids. This one was the lowest.

F4- I heard that there is someone local that was sent to Florida to train on reading our meters.

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Linda- That is news to us. It isn't part of the agreement. The meters are supposed to be read by satellite. I will call the company for clarification.

H1- I want to thank the board and management for coming to my aid with the sprinkler geyser and ant problem. There is an abandoned pickup at the G building that should be towed.

U9- Do we have any recourse for fining nonresidents who use our dumpsters, including construction companies?

Linda- We can't fine nonresidents. But if you get their tag numbers or the names off the side of the trucks we can call the company and let them know it is theft of service and if they return again a city suit will be brought against them.

U9- I think we should reconsider getting cameras, entrance gates, once a month bulk pickup, and a monthly newsletter for information purposes. Also, if your pipes need relining contact me for a company that has reasonable prices.

S2- I also want to say thank you to the board for their services. An 18-wheeler drove through recently, breaking limbs. I tried to get a picture but couldn't. I will be getting a ring doorbell camera soon. Maybe, that will help. There is a large pothole with rebar showing on the Park side of the property. A tree at the S building is hitting the roof and needs to be dealt with.

B1- I have taken over the duty of the porter. The dumpster at building B is the worst. There's always a mess around it. It's always full while those nearby are half empty. One of the doors has been ripped off it so it needs to be replaced. Also, the light between buildings A&B goes off and on regularly during the night.

Kathleen- I'd like to ask if our pipes are cast iron.

Linda- The sewer pipes are.

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Linda reported that there was a tentative vote calculation which has to be verified before board members are officially appointed. The tentative vote shows Russell Vela and Jared Smith as the elected board members.

F2- I make a motion to adjourn the meeting.

Q1- I second the motion.

The motion passed and the meeting ended at 8:28 p.m.