

**Briar Park Village Owners Assn.  
Board Meeting Minutes  
01.22.24**

Present	Jan Paul	President
	Lynn Ryan	Vice President
	Murf Savage	Secretary
	Russ Vela	Treasurer
	Jared Smith	Member at Large
	Linda Neel	Management
	Saleha	Management
Absent	None	
Guests	Unit C-4	Mark Koiner

The meeting was called to order at 6:05 pm at Country Burger on 14<sup>th</sup> Street in Plano, by Board President Jan Paul.

The Minutes of the December Board meeting were individually read and approved.

The Board discussed the following topics in general:

**Water Billing** - The Board talked about the billing system, and all the efforts made by Linda and Lynn to communicate with Think Utility and residents. Also, Linda gave a lot of her time to Mark over the phone and texted him to explain how the billing works.

High-water usage at 6 to 7 units was discussed after disputes were received by some residents about their water cost. Linda showed their emails and messages attached to the meeting packet. The Board decided to address the disputes case by case. Jared said he would share a form the Association can use to allow people to report their disputes online.

**Water meter leaks and bills** - The Board discussed all the valve box leaks and plumbing repair costs following the installation of the new equipment. The Board questioned the causes of the leaks, whether due to bad fittings or poor-quality workmanship by the Think Utility workers.

Linda said management can try to ask them to reimburse those expenses.

**Guest discussion** - Mark Koiner came earlier than scheduled to discuss his water meter dispute. He handed a paper to each Board member and Linda, showing his calculation and data gathered from the City of Plano and Think Utility. He talked about the flat rate and City rate per gallon. The Board listened patiently and said they would get back to him with a response after discussion. He left at 7:33 pm.

Lynn offered to respond to him once she returned to her computer.

Jared suggested that Lynn share the response with the Board first, then to Mark after the Board had an opportunity to review. She agreed.

**Ruben's work order sheet** - The board reviewed the completed work orders and also the ones remaining to be done.

**Downspout extensions** - Murf made a motion to temporarily discontinue installing downspout extensions. Lynn seconded and the motion carried..

**Leak at Building G** - An ongoing leak at Building G was discussed. Saleha had called the City to check the meter to see if it was their responsibility to repair. They came to the property the same day, but were not able to find the source of the leak. The City scheduled their crew for Monday, January 22<sup>nd</sup> to find the source and fix the leak.

They came to the property on Monday, but because of the rain, they were not able to find it. They are waiting for the surface to dry out so they can inspect it.

The Board was concerned about who would absorb the extra cost for water usage due to the leak. Saleha suggested filling out the City reimbursement form.

**Insurance** - Renewal quotes from Philadelphia and Highlander were reviewed. Linda shared the comparison for both. Management had tried to get quotes from 5 other companies but none of them could compete with Philadelphia. Rate increases were said to be due to rising construction costs and also due to increases in property values.

Linda showed John Robinson's email and the form to change the agent, if the Board so chooses.

**Financial** - Linda presented the December financials statements, prepaid and delinquent accounts.

**Budget** - Linda handed out the preliminary 2024 budget packets to Board members for the meeting at Dickey's scheduled for Saturday 1/27/24, so everyone can have time to review in advance of the meeting day.

Jared asked to change the schedule because he was expecting to go out of town. Linda gave him the Zoom option. He said he'll try to be there in person.

A motion to adjourn was made. The meeting adjourned at 7:57 pm.