

**Briarpark Village HOA
Board Meeting
January 21, 2013**

Attendees:

**Jan Paul-President
Kathleen Savage- Vice President
Shawna Neill- Secretary
Linda Neel- Excel Management
Michelle Carlson-Excel Management**

The meeting was called to order at 6:34 p.m. A quorum was established.

December minutes were read.

Shawna- I make a motion to approve the minutes for December.

Kathleen- I second the motion.

The motion passed.

Budget Meeting:

Jan Paul, Kathleen Savage, Shawna Neill, Russell Vela, and Linda Neel met on Saturday, January 12th to discuss the 2013 budget. Several changes were made.

Management Report:

Annual Meeting-

The annual meeting will be held on May 6, 2013. It will be at the Harrington Library.

Audit-

Michelle brought the engagement letter from the accountant for the 2012 audit. She needed the boards' signature.

-Carpentry/Painting-

Excel's maintenance man caulked the windows at V-10. He replaced and painted one of the porch columns at N-1. He also painted the storage door at O-3, the front doors of S-4 and R-3, and the frame of R-3.

Landscaping/Light Bulbs/ Plumbing-

The landscaper is trimming back the Crepe Myrtles as needed. Excel is trying to replace burnt out light bulbs as soon as they go out. The one on the roof of W-5 has recently been replaced. Drain Doctor was called out to unclog the drain at C-8. They recommend that the entire C building eventually be cleaned out.

Mail Center-

Jan and Michelle met with Texas TLC Incorporation to ask for suggestions and a bid to refloor the mail center. The board wants to make it safer during wet and freezing weather. They have also asked for a bid from J National.

Roofing/Gutters-

Spires Roofing repaired the roof leak at Q-4. Evans and Horton repaired the roof leaks at G-4 and H-2.

Gutters were repaired at Q-3, Q-4, U-3 and U-6. The gutters on the W building were cleaned out due to excessive leaves.

Rules and Regulations-

The rules and regulations have been posted on the website for all residents and owners to read. One page is currently missing from the site, but it will be added soon. The website is briarpark.org.

Excel Management has a form that all renters must sign to show that they have read the rules and regulations.

Trees-

Tree branches were cut back at P-12. Three new trees were planted at Briarpark. There are two new Redbuds and one Chinese Pistachio.

Violations-

Violation letters/fines were sent out for noncompliant window coverings, storage doors left open (rain and moisture can cause damage), front or back porch fixtures that need repair, damaged or missing screens and overgrown trees on the patio.

General Discussion:

The notices for the dues increase were sent out. The increase will go into effect on March 1, 2013.

The board reviewed insurance quotes because the insurance must be renewed by January 31st. Although the quote from the current insurance company is higher than last year, the other quotes were much higher than that.

Shawna- I make a motion to stay with the current insurance company.

Kathleen- I second the motion.

The motion passed.

The board then discussed whether to make payments each month on the insurance or pay it in full.

Kathleen- I make a motion to pay it in full to avoid all the extra charges of financing it.

Shawna- I second the motion.

The motion passed.

Excel brought price comparisons for the electricity used at Briarpark. TXU has the highest rates ranging from 18.1 cents to 46.9 cents per kilowatt. Green Mountain has rates as low as 6.1, but a base price of \$9.95 for each meter. Stream Energy has a rate of 6.95 cents per kilowatt, but a base price per meter of \$10. Reliant is 6.9 cents per kilowatt and no base charge.

Kathleen- I make a motion to change to Reliant.

Shawna- I second the motion.

The motion passed.

Financials:

The financials were discussed at the budget meeting, so they were not reviewed at this one.

Shawna- I make a motion to adjourn.

Kathleen- I second the motion.

The motion passed and the meeting adjourned at 8:22 pm.

