

**Briarpark Village HOA  
Annual Homeowners Meeting  
Gladys Harrington Library  
January 26, 2009**

**Attendees:**

**Jan Paul-President**  
**Kathleen Savage- Vice President**  
**Russell Vela- Treasurer**  
**Sue Green**  
**Lynn Ryan**  
**Linda Neel- Excel Management**  
**Evelyn Quintanilla- Excel Management**

Sign in began at 6:00 p.m.

**A quorum was established at 6:30 and the meeting was called to order.**

The board members introduced themselves to the homeowners.

**Announcements:**

**Jan Paul-** We have had a recent change in the board. Bill Clark (Vice President) has asked for and received a temporary leave of absence. Kathleen Savage has been appointed to the board to serve in his place. At our last meeting, a request was made that a sign identifying the property along with the address be placed on the entrance at Park. I hope that everyone has seen that we have taken care of this and that they approve.

**Prior Year Annual Meeting Minutes:**

**Jan-** Last years annual meeting minutes are on page two of your packet. You may already have read them online.

**Glen Burton (V-5)** - I make a motion that we accept the minutes for last year.

**Dick Weiss (I-4)** – I would like to second the motion.

**The motion was approved.**

**Election:**

**Jan-** Next, you will find a ballot in your packet. Jan Paul and Lynn Ryan are up for re-election. If you want to add your name to the ballot, feel free to do so. If you want to nominate someone else you may also do that.

**Linda Neel** – The board has the responsibility of making the budget, holding the meetings, making improvements to the property, answering homeowners' questions and making repairs. They are not paid for any of this. They serve on a voluntary basis.

**Dick Weiss** – I make a motion that the nominations be closed at this time.

**C-4** – I second the motion to close the nominations.

**The motion was approved.**

**Glen Burton (V-5)** – If no others are running for election, I make the motion that Jan Paul and Lynn Ryan be elected by acclamation.

**B-7** – I second the motion for electing Jan and Lynn by acclimation.  
**The motion was approved. Jan Paul and Lynn Ryan were re-elected.**

### **Board Report:**

**Jan-** Our fiscal year has been readjusted back to the correct span of time; January through December. This was verified by the IRS.

**Glen Burton-** Thank you to Dick Weiss for bringing that problem to our attention.

**Jan-** The minutes will verify that the conversation with the IRS took place and that everything has been brought up to date. Our special assessment ended in Sept. and we currently have no assessment planned for 2009. The siding replacement has been completed. The repairs on roofs, fences and gates are on-going. Our website has been up and running for quite a while now. Please use the website for service requests and to communicate with the management company and the board. We are currently trying to get the dumpsters replaced and to get the trash company to place them in the fences correctly in order to make them more accessible. The speed humps need to be sealed to stop the disintegration and the driveway concrete still has to be repaired. The fence replacements are on temporary hold due to late and unpaid homeowners' fees. While we are waiting for those to come in, please cut and clean up your back yards and patios so they will be ready for the new fences.

### **Management Reports:**

The board discussed the financials with the homeowners. They explained their intent to continue to build the reserves for use on future repairs such as roofs. There are four delinquent units scheduled for foreclosure in February. Homeowners are behind on their dues over \$20,000. That money needs to be collected and added to the reserves. The water bill for the complex has been running between \$8 and \$9 thousand per month. The next newsletter will contain tips for water conservation. Please repair any leaking faucets or toilets in your home.

**C-4-** Where is the 2009 budget?

**Linda Neel-** It will be posted on the website.

**Glen Burton-** We need the 2008 actuals for the correct financials.

**Blanton (B-1)** – I would like to suggest having a meeting in late January or early February every year to review the previous year's spreadsheet. We could then have a mid-year meeting for information purposes.

**Linda-** The board will consider the suggestion and make a decision at a later date. I would like once again to talk to you about getting or updating homeowners insurance. You need to get individual policies to insure the contents of your condo. These are not covered by the blanket policy that the association carries. I also suggest displacement coverage in case of fire. If you are unable to live in your home due to fire or water damage, you will still be responsible for mortgage payments and homeowner dues as well as rent where you are living. Displacement insurance covers this problem. Investor owners need to have loss of rent insurance for the same reason. All claims against the

blanket policy must go through the board or management. You cannot make a claim on your own.

**David Blanton-** How much is the complex insured for if it was wiped out completely?

**Dick Weiss-** The insurance certificate on page 6 says \$9.8 million.

**Blanton-** We need the board to check and see if the buildings can be replaced for \$10 million.

**Linda-** The insurance is being renewed next week. We will check with the company at that time to see if we need to get more coverage.

**Joshua (E-10) -** Does the HOA policy cover damage caused by an upstairs neighbors leak?

**Jan-** No

**Linda-** The insurance of the person causing the damage must cover the problem.

### **Open Discussion:**

**B-7 –** The posts on the gate of my fence need to be repaired.

**Linda-** Make repair requests on the website so that there is always a written verification of the request.

**S-2 –** The pool problems are costing a lot of money. How can we report the violations that we see without causing a scene or violence? Can we call one of you?

**Jan-** If you can get a unit number then you can call me. The police will not do anything because they say the sign doesn't say 'NO STREET CLOTHES'. We had the sign replaced and thought we had it covered by saying 'APPROPRIATE SWIMWEAR', but I guess that isn't good enough.

**Linda-** Those that do not live there can be given a trespass warning.

**Jan –** We looked into getting a higher fence installed but the cost was several thousand dollars. We cannot afford that at this time.

**S-2 –** I have seen people with glass bottles and smoking in the pool.

**Linda –** We need their unit number in order to send a violation notice.

**Sherry Chisum (F-6) –** Is there a way to have the HOA dues taken out of my checking account automatically every month?

**Kathleen Savage –** My bank does it every month. You can usually set it up through on-line banking.

**V-8 –** The spigot on my patio is inaccessible and probably needs to be replaced.

**D-7 –** I liked having the coupon books better than receiving a monthly statement. My statement is always late and I get charged a late fee.

**Linda-** Since your fee is always the same amount each month you can send it without having received the statement. You can also submit a request to the board to have the late fee removed.

**Blanton (B-1) –** Have you considered having a security company address the problems at the pool on a per call basis? You would then only have to pay them for each call instead of full time. The trespassing sign doesn't say anything about damages.

**Jan –** We might need to add the words 'SUBJECT TO FINE'.

**E-10 –**I have a problem with communication. I was told by Ed Ambrose that I wasn't allowed to contact the board directly.

**Jan-** You are always welcome to use the website. Every message you leave is automatically sent to all the board members.

**E-10** – Do you have specific requirements for who homeowners may rent to? I have had problems in the past with neighbors that were thieves and had guns.

**Jan-** Some of the owners are not willing to listen to the problems with their renters; others are more than willing to help.

**E-10** – Are there guidelines for who you can rent to?

**Jan-** No

**B-7** – Legally we are stuck with not denying people because of equal opportunity laws.

**Blanton-** We cannot discriminate.

**Linda-** We are enforcing the owner information sheets so that the owners can be held responsible for what their renters do. It is up to the owner whether or not they do background checks.

**Jan-** We are asking all of you to help us watch for those not putting their trash into the dumpsters or leaving furniture at the dumpsters. Please help us by getting license numbers or condo numbers.

**Dick** – Did you investigate the camera option?

**Jan-** Yes, I was given an estimate of \$25-\$30 thousand for the cameras. I was also told that they would have to be placed to get license numbers or they would be useless.

**Dick-** I'll look into other options for cameras.

**Lynn Ryan-** We have also considered putting up gates at the entrances.

**E-10** – Is there a reason for not having assigned parking places?

**Jan-** We do have assigned spaces. If anyone is parked in your numbered space you can have them towed.

**Linda** – Call Evelyn tomorrow and she will give you the correct parking space number.

**E-10-** My neighbor and my realtor said to park anywhere.

**Jan-** There are also no commercial vehicles allowed to be parked overnight in the parking lot. Working on your vehicle is also not allowed.

**Blanton (B-1)** – I make a motion that the meeting be adjourned.

**Dick Weiss** – I second that motion.

**The meeting was adjourned at 8:10 p.m.**

