

**Briarpark Village
Homeowners Association
Annual Meeting
January 28, 2008**

Jan Paul – President
Bill Clark – Vice President
Russell Vela – Treasurer
Sue Green
Linda Wright
Lynn Ryan
Ed Ambrose –Property Manager
Susanne Johnson- Management Co.

**Quorum Established
All Board Members Present
Meeting Called to Order at 7:40 p.m.**

Jan Paul: Do we need a summary of the minutes from last years annual meeting?

Glen Burton: motion to approve minutes

Richard Weiss: second motion

Motion Passed

Questions For Wes Werner (construction)

Glen Burton: When will you get to the V building?

Wes Werner: Within 2 weeks.

Glen Burton – We've heard that before.

Wes Werner – Sorry, we've done all but three buildings. I apologize that yours is one of the last.

Connie Rodriguez – One of my tenants was left without electricity .We were told the problem was inside, but the electric company said it was outside. A panel had been taken off by workers. Where do I send the bill?

Ed Ambrose – My understanding was that it was the tenants problem.

Connie Rodriguez – No, the electric company showed me where the faceplate was taken off to use the electricity. We told the construction guys to put it back on.

Wes Werner – This is the first I've heard of it. I'm sorry that I can't be there 24/7. If you call me with problems I will be there the next day.

Connie Rodriguez – I believe the tenant shouldn't be responsible for the \$50 bill.

Shanna Wassom –When they painted some doors were left white. Will this be fixed?

Wes Werner – Yes, they will be painted. All touchups will be done on Saturdays when people are home to let us get to the door edges.

Linda Wright – The replaced doors also need to be painted.

Wes Werner – They will be. But storm doors are not included in the contract. We can leave a 5 gallon bucket of paint for those who want to paint them.

Richard Weiss – The soffit on my condo is damaged. It wasn't replaced along with the siding. It needs to be replaced and sealed.

Wes Werner – We will check on it and fix it.

Shanna Wassom – My gutter needs to be fixed.

Wes Werner – We'll take care of it.

Jan Paul – We have several members up for reelection. Does anyone on the floor want to be on the ballot? Think about it.

Property Accomplishments 2007:

Jan Paul – The retaining walls are up, roof repairs are being done as needed. Lighting improvements have been made. We will start fixing and replacing fences as needed after the siding is finished. The assessment we voted on was for siding and retaining walls; not fences. Fence repair comes from the regular budget.

Susan Juarez – The back retaining walls have not been done. Weren't they included?

Jan Paul – No, only the front and sides. But, I will check them and see what might need to be done. Our website is up and running. (www.briarpark.org) There is a place on it to list needed repairs that is checked daily. Only one parking area has been fixed so far. A new emergency phone has been installed at the pool. We switched to a cheaper service. We also had to remove some trees due to plumbing problems. One tree (L4) caused \$7000 in damage.

Glen Burton – The V building needs some tree roots removed.

Richard Weiss – Did you check with the city before removing the trees?

Jan Paul – No, but I will now.

Glen Burton – Can the way the budget is written be changed to show what exactly was spent and what is in the bank now? I would like to be able to compare the budget to last years.

Jan Paul – Can we mail it to you? The budget shouldn't be on an unsecured website .

Glen Burton – It needs to show where the reserves are.

Susanne Johnson (management co.) – Expenses for the year exceeded income for the year but not for what the HOA has. We will mail out year to date figures with the 2008 budget.

Glen Burton – I would like more current figures .These are almost useless. I would also like a P&L.

Susanne Johnson –We will send you a P&L and balance sheet upon board approval.

Glen Burton – I wanted to discuss it as a unit; at a meeting. The board needs to get on the ball. Do I have the boards' approval to receive this information?

Board – Agree to give information to owner

Susanne Johnson – We should have Decembers' totals. Decembers' finances haven't been approved because there hasn't been a regular January meeting. Also, we will have a yearly audit of finances

Richard Weiss – What is the percent of delinquent units?

Jan Paul – About 21%. We are collecting late fees.

Russell Vela – The liens are being filed.

Glen Burton – I would like to know what percent is 0-30 days late; 30-60days and 60-90.

Jan Paul – We can't give you names, but you can have the percentage.

Richard Weiss – What is the total amount owed?

Ed Ambrose – I don't have a dollar figure because at least 10 people paid today.

Jan Paul – Probably in the \$30's.

Richard Weiss – That's a big problem.

Jan Paul – Yes, we told Ed to go after them. The letters have been sent.

Richard Weiss – You are allowed to turn off the water of those that are behind. They will usually pay fast.

Jan Paul – I didn't know that.

Richard Weiss – Any service that you supply, you can also take away.

Glen Burton – Do you have to give them notice?

Richard Weiss – It's in the by-laws. Other properties do it all the time. People usually pay the same day. They are usually charged a \$50 fee for putting on the locks and \$50 for removing them.

Jan Paul – We have not been charging a late fee for those not paying their assessment fee. We need to see if we can do this, as many are behind.

Richard Weiss – The papers say all bills must be paid on time or late fees can be charged.

Jan Paul – I wanted to be nice, because I know some have trouble paying. But, this has become a major problem.

Glen Burton – Can we turn off their water for that?

Richard Weiss – Maybe you could do that after the second or third month. You could make it a uniform policy.

Jan Paul – OK, we could try that.

Susanne Johnson – Jan wants everyone treated equally.

Unfinished Business:

Richard Weiss – There was a motion at the last annual meeting for an audit. Was it done?

Susanne Johnson – 2006 is done. 2007 is not finished.

Richard Weiss – There was to be an audit done by the association on money that was not properly spent.

Anita Thompson – We went through all the bills.

Richard Weiss – But, an audit was to be done so we could see where to go from there.

Jan Paul – We still have to review it all and get it done. It's not done now.

New Business:

Christine McStravick – The shrubs around our building are dying. They were chopped

and damaged by siding workers. The I & H buildings too. Can you check them please?

Anita Thompson – Didn't some of your renters mess them up?

Christine McStravick – This happened recently by the workers.

Connie Rodriguez – Where do we buy the windows for our units?

Jan Paul – I believe I sent a memo to Dick asking where to get them.

Richard Weiss – You need to research to find out where. They must have metal frames.

Connie Rodriguez – I found some that look the same, but the frame is white not silver. They said they didn't have any in stock.

Richard Weiss – Wait one day. I will check in case they have them. Sometimes they do and just don't realize it.

Glen Burton – Are windows the homeowners' expense?

Jan Paul – Yes, they are.

Shanna Wassom – I am concerned about the trash. People are putting sofas in them. There is broken glass around them and people are "missing" the dumpster. They are also not picking up after their dogs.

Jan Paul – We went up on the fines for dog problems. We are finding those dumping the furniture and making them remove it or fining them.

Richard Weiss – I wanted cameras put up to see who does this. But the owners should help by following whoever they see do it and telling the board which condo number so they can be fined.

Shanna Wassom – We need a pole put up for satellite.

Jan Paul – We no longer provide that. The homeowner must do it. Any more questions?

(No response) Are we ready for the ballots? Does anyone from the floor wish to be on it? (No response)

Glen Burton – I motion to cease nominations and have nominees named to board by acclimation.

Sharon Bourne – I second the motion.

Jan Paul – Show of hands please.

Motion passed unanimously.

Susanne Johnson – The management company switched banks because Colonial will provide ACH drafts, on-line banking, and credit card payments at no additional fee. There is a monthly fee and a per item fee through other banks. The money is secure. Colonial is oriented toward homeowners associations. The money goes to Florida, but it is posted immediately into the HOA account. We also have more on-line access.

Richard Weiss – Wasn't it done without consulting the board?

Susanne Johnson – Yes, we didn't request a vote. I believe we did mention it.

Richard Weiss – Decisions should not be made without board approval.

Susanne Johnson – We should have handled it differently.

Christine McStravick – Do we have a good working relationship with the management company?

Susanne Johnson – I apologize for the mistake and the upset. We will not switch anything else without board approval.

Glen Burton – Were you offered any incentives to change banks?

Susanne Johnson – No, absolutely not.

Richard Weiss – Motion to adjourn.

Glen Burton – I second the motion.

Motion passed.

Meeting Adjourned 9:00 p.m.