

**Briarpark Village HOA  
Board Meeting  
Gladys Harrington Library  
April 19, 2010**

**Attendees:**

**Jan Paul-President**  
**Kathleen Savage- Vice President**  
**Lynn Ryan**  
**Linda Neel- Excel Management**  
**Sunny Miranda-Excel Management**

**The meeting was called to order at 6:45 p.m. A quorum was established.**

**Old Business:**

**Jan-** The renters in unit \*\* say that the neighbors' children are provoking his dogs and that is why they are jumping at the fence.

**Sunny-** He further says that since he received the warning letter his dogs are always on a leash. We lowered the fines at the owners' request but the renter does not want to pay the remaining \$75 fine.

**Jan-** We can't waive anymore fines. He owes for the times his dog was off of the leash.

**Linda-** The owner did not fill out the proper paperwork for the board to even consider waiving the fine.

**Sunny-** The dog weighs at least 50 lbs. And that is also over the weight limit. He believes that the board is discriminating against him for some reason.

**Kathleen-** I spoke with his neighbor and she said that her children do not go anywhere near his fence because they are terrified of the dog.

**Linda-** The records show that a warning letter was sent in August of last year. A violation letter for walking the dog without a leash, excessive barking, lunging at the fence, aggressive behavior and too large of size was sent in November of last year. Due to multiple violations the fine was \$300.

**Sunny-** The owner made a request to waive the fine and the board lowered it to \$75.

**Jan-** The rest of the fine must be paid. We have more dog problems. Why is \*\* not getting the same fine as \*\* for the dog attacking other dogs?

**Sunny-** I believe they were. It should be in the packet.

**Linda-** The letter was accidentally sent to the wrong unit. It shows a fine of only \$50. It needs to be revised to the correct amount and sent to the correct unit.

**Sunny-** The other unit was fined \$1000 for attacking others and failure to control the dog.

**Jan-** The dog at \*\* is still barking constantly.

**Sunny-** They were fined \$75 on April 12.

## **New Business:**

**Jan-** The satellite dish at the end of A building next to Jupiter is on the balcony like the one on the E building. There is also one on the O building. These need to be removed by the owners and mounted properly on poles. The E building has some kind of vine growing on the front wall of the building. These need to be removed.

**Kathleen-** Unit \*\* evicted the renters so we need to waive the fines like the board told him they would. They also did not put the mattresses in the dumpster as reported. The truck was by the dumpster in order to put other trash in but the mattresses were tied to it. When he left the property they were still tied to the truck and when he came back they were gone. **I make a motion that we remove both fines (\$75 and \$250).**

**Lynn- I second the motion.**

**The motion passed.**

**Kathleen-** \*\* wants to know what kind of railing or lip he needs to put on the ramp. I told him to call management.

**Linda-** When we met with him on Saturday, March 3, Russ told him exactly what the requirements of the board were. They need to be wooden. They were also told to use marine grade plywood and show the board the receipts to prove it. This has also not been done.

**Jan-** Send a letter telling them they have 10 days to finish it according to the regulations they were given by the board. They have had plenty of time to finish. If it is not done in the 10 days we will fine them.

**Linda-** The kitchen floor in \*\* is cracked all the way down about 8 or 9 tiles. The owner upgraded to ceramic tile but the HOA is only liable for the replacement cost of the original linoleum.

**Jan-** Lynn, can you go by and measure it?

**Sunny-** The sheetrock in that unit has already been repaired.

**Jan-** Did everyone read the e-mail from \*\*? They want to replace the windows with more energy efficient ones and the sliding glass doors with a regular door and a window. We need to see photos and a description of the materials before we can approve or deny the request.

**Lynn-** Everyone wants to get new windows. We need to decide what color to allow since the aluminum ones are no longer available.

**Linda-** The vinyl ones come in white and beige.

**Lynn-** I make a motion to allow new vinyl windows in white to be installed and paid for by the owners when requested.

**Kathleen-** I second the motion.

**The motion passed.**

**Kathleen-** Where are we at on the fences?

**Lynn-** We are going to put them up building by building now instead of randomly. We are waiting on the pre-stained pickets to come in.

## **Board Requests:**

**Sunny-** Unit \*\* does not want to cut the tree in the patio down to the fence line. She says it would leave an ugly stump.

**Linda-** It is too close to the concrete patio and the roots will cause the concrete to break.

**Jan-** The rules are the same for everyone. There are to be no large trees within the patios and all plants must be below the fence line. It must come down.

### **Electrical and Exterior Lighting:**

The loose meters have been secured to the poles. The property will be re-walked to ensure that no meters were missed. New lights have been installed at buildings H, I and E. The transformer on the pole by building U has been removed and repaired. New lights will be put up between the G & F buildings next.

### **Landscaping:**

GAT services has mowed the creek area in accordance with the City of Plano's request.

### **Parking:**

A bid was submitted by O. L. Stephens for striping the parking spaces and painting the space numbers on the curbs.

**Kathleen-** I make a motion to accept the bid made by O.L. Stephens.

**Lynn-** I second the motion. The motion passed.

### **Plumbing:**

The sprinklers at buildings A, O and J have been repaired. The one at the S building is being worked on.

### **Roof Leaks/Chimney Caps:**

Evans and Horton are returning to the property to inspect problem units and repair units that were previously found to have roof leaks. They will also be inspecting curled shingles to determine the problem.

### **Tree Trimming:**

The board received bids for tree trimming and dead tree removal from Condren Tree Service and S & S Tree Company. Condren was cheaper on tree removal whereas S & S was cheaper for tree trimming and raising the canopy. S & S Tree Company had an overall bid of \$3000 less than Condren and included taxes. They will also clean up after themselves.

**Kathleen-** I make a motion that we use S & S for the tree work.

**Lynn-** I second the motion.

**The motion passed.**

**Financials:**

Linda Neel reviewed the finances for March 2010. The total administrative fees are under budget as are the utilities. The delinquent payments are being monitored and taken care of. Once again the largest expense for the month was the water bill.

**Kathleen-** I make the motion that the meeting be adjourned.

**Lynn-** I second the motion.

**The motion passed and the meeting adjourned at 8:50 p.m.**

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