

**Briarpark Village HOA
Annual Board Meeting
May 21, 2012**

Attendees:

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

Sign in began at 6:00 p.m.

The meeting was called to order at 6:30 p.m. A quorum was established by vested proxy.

The 2011 annual minutes were approved.

Announcements/Board Report:

Accomplishments-

Every month \$2500 is being put into a Money Market Reserve Account for future property improvements; including roof replacement.

The retaining wall at building E was replaced and one was constructed at building U to reinforce the foundation.

The Mail Center was refurbished and the street lamp poles repainted.

Trees were removed due to sidewalk damage, interference with telephone or electrical lines, and trees dying.

Pointers were added to the fence at the pool to deter people from climbing over.

New unit numbers were put on each home in order to comply with City Emergency Response Service requirements.

Goals:

Each owner is encouraged to check their individual water cut-off valves to ensure they are in working condition prior to an emergency.

The creek has been cleaned for 2012.

Trees that continue to cause problems will be removed. All the trees that have been removed will be replaced with new ones that do not grow as large.

Cameras are planned to help monitor the activity at the pool. The board asks everyone to please report to Excel Management when someone who does not live here uses the pool or someone is not following pool rules.

It is the responsibility of all the owners to provide a copy of the Rules and Regulations to their renters.

All owners must provide proof of liability insurance.

Owners must provide background checks on prospective new rental residents.

Elections:

Seats 3 & 4 were up for new 3 year terms. These seats are currently held by Russell Vela and Shawna Neill.

Linda Neel called for nominations for these seats. No one new responded.

I4- I make a motion that nominations be closed and the current seat holders be elected by acclamation.

O11- I second the motion.

The motion passed. Russell Vela was re-elected as treasurer and Shawna Neill was re-elected as secretary.

Management Report:

Financials-

12/31/2011

Cash on Hand- \$171,298.34
Outstanding Dues- \$12,593.27
Other Assets- \$7,364.66
Liabilities- \$12,849.34
Total Income- \$332,949.49

Expenses-

Administrative- \$11,789.87
Management- \$23,040.00
Maintenance- \$71,113.32
Utilities- \$137,904.09 (mostly water bill)
Insurance-\$32,021.73
Improvements- \$9,445.00

I4- I make a motion to approve the financials.

Q1- I second the motion.

The motion passed.

The budget for 2012 was reviewed.

I4- I would like to see a breakdown of the savings for improvements to see exactly how much is for roof replacement.

Linda- I will see that you get that as soon as possible.

Linda- Page 15 of the report shows the blanket insurance policy. This policy covers the building only. Each owner must have content insurance in order to replace all personal belongings including electronics. Each owner must also have liability insurance to cover any damage to your neighbors' home caused by something in your unit. I recommend that you add displacement coverage to your policy so that if you must leave your home for repairs to be made the insurance will pay for the place you are staying. Although you would be living somewhere else you would still be responsible for paying for your mortgage as well as your HOA dues.

I4- The building insurance has a \$10,000 deductible?

Linda- Yes, and I am told that insurance prices will be rising.

Open Discussion:

T3- I see on page 14 it mentions a dues increase of 3%. Is this happening soon?

Linda- No. We do not have a rate increase planned for 2012 due to everyone already struggling. That was a contingency just in case it is needed in the future.

M4- Do we still have a porter? The garbage can is always a mess and trash blows into my yard.

Jan- We have a porter and have even added more hours to his time in order to try to keep up with the trash issue. He would need to be here 24 hours a day in order to keep it clean.

Q4- What pool problems? Don't you need a key to get in?

Jan- Others are letting in people who do not live here and even more are climbing over. We went through 3 pool pumps last year due to damage from wearing cut-offs and other non-swimwear.

Kathleen- The dumpsters, pool, and non-dues paying are constant issues.

Q4- What can we do?

Jan- We are working on getting cameras to monitor the areas of the pool and dumpsters. We would also appreciate it if anyone seeing the problems happening would report the unit number of the offender. The caller will not be revealed.

I4- What would be the minimum charge for a security company to drive through randomly several times a week just to check that those in the pool belong here?

Linda- Probably about \$600 a month.

I4- Maybe it could be done for 6 months a year for about 9 times a week as a deterrent.

Jan- I would like management to check into that.

D7- The condos where I lived before used color coded key tags. The color changed every year to ensure no trespassers.

Kathleen- We would still need security to check those.

O11- When the new fences were built a large gap was left at the bottom where a small dog can get out. Can something be done?

Linda- Some of the homeowners put concrete blocks along the bottom so that the wood wouldn't rot against the wet ground. The other option is for us to put a matching board across the bottom.

D7- I have the same problem.

Michelle- Call in a work order or make a request on the web-site. (briarpark.org)

G9- Could you consider putting up signs stating that only numbered spots are reserved and non-numbered ones are for everyone?

Kathleen- Maybe we could put something at the gazebo.

Michelle- If someone is giving you problems, call me. We will send letters and talk to them.

G9- When you add the new, smaller trees can we ask for some where there were none before?

Jan- Call the management company.

O11- Is there a rule about leaving your dog out on the balcony forever?

Linda- Call Michelle or e-mail the unit number to us.

I4- 95% of the time the neighbor's dog is barking.

Linda- Is it kept on the patio?

I4- I think there is a doggie door.

Linda- There is a noise ordinance that allows you to call animal control or the police if the dog continues for a certain amount of time.

I4- The landscaping company is still mowing by my house on the weekends. It is driving me crazy.

Jan- I thought that had stopped. I will talk to them again.

F4- Is there a noise curfew? I have a seven year old who needs to sleep during the week, but the neighbor plays loud music until very late.

Linda- We will send them a courtesy letter and if they ignore it then they will get a violation fine.

B1- How many acres is the property?

I4- Look in the back of your documents. It shows the number for each building.

Jan- I will add it up and let you know.

Linda- The documents are also on the web-site.

M4- Has there been any ownership percentage change for FHA loans?

Linda- You have to continually reapply. The paperwork takes months to fill out.

Michelle- I believe we still need more owner occupied units.

H4- Three of the flood lights on the building have been burned out for a while.

Jan- Always call it in immediately and they will be replaced.

G2- Can we use grills on the balcony?

Linda- You can't use a grill on the balcony. There is a city ordinance against it.

Jan- Please be sure to call Excel or e-mail them when there is a problem. Michelle is very good at getting back with you.

I4- I make a motion to adjourn.

M4- I second the motion.

The motion passed.

The meeting adjourned at 8:00 p.m.

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