

**Briarpark Village HOA  
Board Meeting  
June 21, 2011**

**Attendees:**

**Jan Paul-President**

**Russell Vela- Treasurer**

**Lynn Ryan**

**Shawna Neill- Secretary**

**Linda Neel- Excel Management**

**Michelle Carlson-Excel Management**

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

**Management Report:**

**Carpentry-** The management company removed a birds nest from the top of a unit at building C and covered the hole in the siding. A satellite pole was removed from building A, wires were resecured and a hole was sealed at the buildings corner.

**Driveway-** The management company is receiving bids from paving companies for replacing/repairing problem areas in the parking lot. This could potentially be a large expense. They want several bids before making any decisions.

**Exterior Lighting-** The flood lights on buildings H & W have been replaced.

**Roof-** Excel Management has had the roofs checked for hail and wind damage. They are also checking prices for future new roofs.

**Landscaping-** The landscaping company has been trimming the growth of plants sticking through the pool fence. They are repairing a sprinkler valve at the C building and cutting back the Photenias between H & I. They recently planted a Holly bush between the pool and the C building to replace a dead one. In the future they will be putting in sod where tree stumps have been removed.

**Painting/Plumbing-** The light poles are rusting, so Excel will be taking bids to have them painted.

Plumbing inspections are being scheduled for those buildings showing excessive water usage. The HOA is doing everything possible to keep the high cost of the water bills down. Finding and fixing leaks (even small ones) is extremely important.

**Pool-** The pool was recently vandalized and had to be closed for inspection and repairs. Each time this happens it cost every homeowner part of their dues to repair the pool, so please help the management company watch for problems. Finials were added to the fence top to try and keep those who do not live here from jumping the fence and damaging homeowners' property.

**General Discussion-** The board is still concerned about the retaining wall by Jupiter. They are seeking recommendations for repairs or replacement. They will also be calling the builders who did the retaining wall at the R building as they did an excellent job.

**Financials:**

Linda Neel reviewed the financial report for May. Landscaping is still under budget for the year and the water bill is still the largest expense.

**Shawna-** I make a motion to adjourn the meeting.

**Russell-** I second the motion.

**The motion passed and the meeting adjourned at 8:30 p.m.**