

**Briarpark Village HOA  
Board Meeting  
Gladys Harrington Library  
June 29, 2009**

**Attendees:**

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

**The meeting was called to order at 7:10 p.m. A quorum was established.**

**Management Report:**

The retaining wall for building R has been finished. The original bid was for \$9485. The board was able to obtain a much lower bid of \$6400, saving over \$3000.

**Jan-** Have you seen the new retaining wall? I think it looks really nice.

**Linda-** It does look really good.

**Lynn-** The concrete showing at the fence post will be covered when the new fences are installed. We need to get the check to Pedro.

**Jan-** I will meet him with the check tomorrow at 5:15.

**Linda-** The next thing on the agenda is the sprinklers.

**Russell-** We need to get them repaired and running as soon as possible. The grass is dying, the ground is cracking and even the tree leaves are turning yellow.

**Linda-** We have a bid of \$4000 to repair all of the sprinkler problems. Jerry says that this is an excellent price. All the other bids were much higher.

**Russell-** I make a motion to accept the \$4000 bid to repair/replace the sprinklers.

**Kathleen-** I second the motion to accept the sprinkler bid.

**The motion was passed.**

**Linda-** We also have a bid to repair/replace the gutters. The total price shows to be \$3952.

**Jan-** If this is the true bid, it sounds really good to me.

**Kathleen-** What is this second page? Did they give two different bids?

**Linda-** Everything looks the same to me. Maybe one of the pages was his worksheet and he didn't intend to fax it to us.

**Russell-** The only difference seems to be the labor warranty. The first page says 3 years and the second says one.

**Sue-** I make a motion that we accept option 1 on page 1 with the 3 year labor warranty.

**Russell-** I second that motion.

**The motion was passed.**

**Linda-** The next page is a bid to repair the roof of unit Q-3.

**Jan-** I can't read the hand writing on this bid. I need more information before I am willing to approve this.

**Russell-** I agree. This is impossible to read. We can't tell what he is including in his price. We should wait until we know more.

**Linda-** I will get you something that is readable.

### **Old Business:**

The property sign at the Jupiter entrance has been refurbished. The 10 mph. signs were installed. The overhead gable on unit O2 has been reinstalled. The air conditioning lines at F5 were painted to match the building. The porters are continuing to work hard at keeping the grounds clean. Friday, July 3 is a holiday for Excel Management, so the porters will be on the property on Thursday.

### **New Business:**

**Linda-** At the last meeting a dues increase of 5% was voted in. We have drafted a letter to be sent out explaining the increase and reminding everyone that there has not been an increase in 5 years. It will also have been a year since the assessment as promised. The water, sewer, and trash pickup rates have increased much more than that.

**Linda reads the letter to the board.**

**Jan-** That sounds fine.

**Linda-** We will be sending the whole rate chart with the letter. The next subject to discuss is restriping the parking lot.

**Jan-** The restriping will have to go on hold for now.

**Russell-** We have a bid, but we decided to put it on the back burner for now because of the sprinklers, gutters, and retaining wall. The bid for the fire lanes was \$1250.

**Linda-** We need one for the white lines and the numbers. We could just do the fire lanes first and the rest later.

**Lynn-** The dumpster at the P building still needs to be replaced. It is never closed and it stinks.

**Linda-** The fact that it doesn't close is unsanitary. I will check on changing it. The unit numbers on the doors are missing, different sizes or different colors. It makes things look bad. That is something to consider for the future budget. We also need the fence repair information for budget planning purposes.

**Jan-** Now that the retaining wall is finished on the R building it should be next for the fences. They are all about to fall and they are all connected.

**Linda-** We need to get the price on that. I can have the porters help Jerry with cleaning the creek area. They can do a little each week so that the cost impact will not be a major issue.

### **Updating of Rules and Regulations:**

**Linda-** Under the pool rules we have clarified number 6 to remind users that they are only allowed 2 guests at a time and they must be accompanied by the resident.

**Jan-** Number 8 still needs to be changed. Pool keys are now \$10.00.

**Linda-** After the incident witnessed by Jan a few days ago, rule number 14 needs to be updated too. We need to add the words: no lewd or indecent behavior and no nudity.

**Jan-** We also have to clarify the section about trees planted in the back patios. The rules need to make it clear that planting trees there is not allowed. They damage roofs, air conditioners, fences and foundations.

**Kathleen-** What about those that were inherited by new owners who were not the ones that planted them?

**Linda-** Could they request that the board take a look at them and decide if they are a danger to the roof, foundation or other things?

**Russell-** The original rules that we were given when we moved in stated that nothing taller than the fence could be in the back patios. Our roses showed over the fence at one time and we were asked to cut them.

**Jan-** They even cut the top off of a plastic tree that I had put on the patio.

**Linda-** The rules don't cover sheds that show over the fences.

**Russell-** We need to amend them.

**Linda-** There is also the problem of what is being stored in them. Is it paint, gasoline or something else that could be flammable or hazardous?

**Russell-** The rules should say no freestanding external buildings, sheds or storage units allowed.

**Kathleen-** Do you mean none showing above the fence or none at all?

**Jan-** None at all. They cause problems for fence work and siding work.

**Linda-** A section D will be added to the ground maintenance section to reflect that decision.

**Russell-** On page 23, number 1 needs to be changed. The HOA has not been installing or paying for satellite poles for years now.

**Jan-** The entire first paragraph, except for the first sentence, needs to be removed.

**Kathleen-** The type of pole and the positioning of the pole needs to have board approval. There are already too many in the wrong places that will have to be moved.

**Jan-** The owners or renters can install the poles at their own expense after a written request to the board and approval for the pole and positioning.

**Russell-** We need to get a set of the rules and regulations into the hands of each owner and renter. The printing and mailing cost would be about \$500 to \$600.

**Kathleen-** If we are going to go to such expense then we need to carefully read each page and make sure it is exactly the way we need it.

**Linda-** Copies can be left at each door to save some of the postage.

**Jan-** Could we hand them out at the annual meeting?

**Linda-** Not enough of the owners or renters show up.

**Jan-** We are just about out of time. The library is closing. We may have to call another meeting to discuss this further.

**Russell-** We can table it for now.

### **Financial Report:**

**Linda Neel** did a very quick review of the finances. There is still a problem getting information out of Countrywide since it has changed to Bank of America. The garbage

pickup rate has increased. Because the board was able to get better bids on the work done on the property we are currently under budget for the year.

**Sue-** I make a motion that the meeting be adjourned.

**Russell-** I second the motion.

**The meeting adjourned at 8:55 p.m.**