

**Briarpark Village HOA
Board Meeting
Nov. 21, 2011**

Attendees:

Jan Paul-President
Kathleen Savage-Vice President
Russell Vela-Treasurer
Linda Neel- Excel Management
Michelle Carlson-Excel Management

The meeting was called to order at 6:36 p.m. A quorum was established.

Management Report:

Electrical-

Excel Management spoke with TXU about the over charges for the previous month. TXU agreed to give Briarpark Village a credit for the charges and have removed the unused meter from the property.

TXU informed Excel that the current kilowatt charges could be lowered on another plan. Separating the pool charges from the other uses would lower the charges considerably and eliminate the base fee per meter.

Russell- I make a motion to change the electrical plan to the one suggested by TXU, thus lowering the charges.

Kathleen- I second the motion.

The motion passed.

Water Bill-

Excel Management performed building inspections on those that had excessive water usage. Constantly running toilets were found and residents agreed to have them fixed. The management will do follow up checks to be sure the work was completed. If the residents did not comply, they will be fined. The treasurer will check the next bill closely for further problems.

Insurance-

Excel Management had the roofs checked for hail and wind damage in order to file an insurance claim. They have been given conflicting reports and will continue to look into the matter.

Landscaping-

The bushes have been trimmed before the winter season sets in. Pansies were planted at the front entrance.

Mail Center-

The rotted wood on the rear of the mail center has been removed, replaced with hardy board and painted.

Please do not use the temporary parking places meant for mail pick up only as regular parking spots. Your car will be tagged for towing and your unit will be fined.

Retaining Wall/Roofing-

The addition to the retaining wall at building U is finished.

The roof leaks at buildings G, Q, & D were not repaired as the board had thought. They will be repaired as quickly as the weather and the holidays allow.

Sprinklers-

The sprinklers have been set to run once every two weeks for the month of November due to water restrictions in Collin County. They will be completely turned off for the winter as usual.

Financials:

Linda Neel gave a brief review of the October financials to the board. Everything was either under or close to budget except for garbage and water. The garbage rates continue to rise yearly. Please do not add to this by putting trash or furniture next to or in front of the garbage cans. Place all trash inside the cans and take large items to the local dump site. Watch your water usage and fix all leaks immediately.

Discussion-

The board discussed the need to have a meeting in December. It was decided that due to the holidays and board members visiting their families, a meeting would not be held unless there was an emergency.

Kathleen- I make a motion to adjourn the meeting.

Russell- I second the motion.

The motion passed and the meeting adjourned at 7:40 p.m.

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