

**BOD Members Present:** Jan Paul, Anita Thompson, Lynn Ryan, Tyra Regan, Sue Green

**AMGI Rep Present:** Ed Ambrose

**BOD Members Not Present:** Bill Clark

**Quorum Present?** Yes

**Notification of Meeting Provided to all BOD Per the Bylaws of BPV HOA, Inc?** Yes

**Proceedings:**

- Time Meeting Called to Order: 7:07 pm
- Meeting Called to Order by: Jan Paul
  
- I3 – Attended meeting. Home owner’s grand daughter apologized to board for throwing trash down the hill near the creek. She stated that she cleaned up the mess and it will not happen again.
- Ed Ambrose reviewed financial packed for March 2007.
  - BPV HOA took in \$26113
  - Expenses were \$18906.04
  - Net Operating Income:7206.96
  - Net Income \$6059.96
- Total assets \$263327.15
- Lynn asked about transfer fees billed back.
- Discussed why there were credits on the water bills. Were the bills double paid last month? Ed said that Sally would have to answer that question. He will ask her and advise.
- Discussed dumpsters. Sue mentioned that she thought we were being charged for 6 dumpsters and we only have 5. Ed will research and advise. One dumpster still has a top load door. Ed will contact disposal company to have them switch it out.
- Sue questioned charge on water bill in F building. The bill went up from \$289.81 to \$848.05 dated 2/28 – It will be in our next packet. Additional bills have erroneous drainage charges that Ed will look into as well.
- Lynn questioned charge for \$274.36 to TXU. Ed will check and see why this one is so much more than the others. He thinks it is probably the bill for the pool area.
- Per Ed, the street light by the W building should be fixed this week.
- Ed will provide a breakdown of insurance payments through the end of the year.
- Sue asked about a certificate of insurance. Ed stated that he can email it out as requested.

- Per Sue, she questioned Francisco's bill in reference to the repair of the W2 gate. Sue stated that no repairs have been made to W2. A \$20 fee was charged and no repairs have been made.
- Per Sue, Francisco was supposed to put a doorknob back on a storage building on the M building. Ed will ensure it gets done with no additional charge to the HOA.
- Tyra questioned winter landscaping fees. Lynn asked if the pre-emergent has been put down yet. Per Ed, flowers will be put down in April. Ed will check Francisco's schedule in regards to the above and advise.
- Sue asked if we have to pay tax since we are non profit. Ed will check.
- Sue questioned charges for Pest Works. Ed brought a copy of the contract which shows that Terry Daley signed. The previous board did not approve this contract. Sue made a motion to cancel the Pestworks contract. Bill seconded the motion. Motion approved unanimously. Ed will send the 30 day notice to Pestworks to cancel the contract.
- Property Status: Ed submitted a bid for \$2400 to repair other spots in parking lot.
- Guardian submitted a bid for siding repairs. There are two types of siding on site: Cemplank and Hardi Board. The only difference between the two in Gaurdian's opinion in the warranty on the siding. Cemplank has a 25 year warranty and Hardi has a 50 year warranty. Guardian submitted a bid utilizing each. Lynn asked about getting vinyl siding. Ed asked if we want to cover Hardi or mix and match it. Vinyl covers existing hardi, covers up termite damage and does not hold up to hail as much, per Ed. He also stated that the vinyl does not hold up in heavy wind. Guardian is the only company that Ed knows of that will finance repairs. Ed has a breakdown of linear feet per building. We need to prioritize the repairs per building. There are 23 buildings all together. Ed will prioritize buildings for repair and will include supply lists for each. Ed will obtain additional bids for the repairs to be done building by building.
- Tyra brought up vinyl siding expense line item. Ed will research and advise. Charge shows in February packet.
- Jan brought up the left over supplies from Francisco behind the M, U and B buildings. Ed will get with Francisco to pick up.
- Per Jan, once you put a lien on a property, the communication is between a lawyer and the home owner.
- A4 – proceeding with lien. D2 – proceeding w/ lien. E5 – doing title search and proceeding with lien if needed. C6 – pd off. U3 – proceeding w/ lien., U10 – went into bankruptcy. He stopped paying, post bankruptcy, and fell out of bankruptcy. Attorney advised that we should go after the post bankruptcy first and then go after the remainder that is due. Lynn asked about Anthony Cook. He has stated that he is keeping up (in December) on the payment plan however a lien is still proceeding.
- Lynn mentioned that \$184.95 (invoice # m-8255 from The Blend Law Firm) was spent on lawyer's fees in February packet that Suzanne admitted that it was their mistake and that the letter should not have been sent to U3. Ed will check status.
- New Member – Q1, W1, home owners have requested a position on the board.
- Newsletter - Newsletter will be sent to AMGI to send out to all homeowners.
- Terry's letter. – Per Ed, financial information should not be sent to any homeowner. Ed will see if they have a copy of the power of attorney at the AMGI office. Suzanne will respond to Terry.
- Anita made a motion to adjourn the meeting.

- Sue seconded the motion.
- Meeting adjourned at 8:50pm.