

BOD Members Present: Jan Paul, Anita Thompson, Tyra Regan, Sue Green, Bill Clark

AMGI Rep Present: Ed Ambrose

BOD Members Not Present: Lynn Ryan

Quorum Present? Yes

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

Proceedings:

- Time Meeting Called to Order: 7:15 pm
- Meeting Called to Order by: Jan Paul

- Ed Ambrose reviewed financial packed for April 2007.
 - BPV HOA took in \$26838
 - Expenses were \$19563.10
 - Net Operating Income: \$7237.28
 - Net Income \$10021.90
- Total assets \$273349.05
- Property Status:
 - Patio leaking due to flashing on P2. Guardian is making the repairs.
 - L4: Terry Daley made a complaint about the siding on his chimney and chimney cap. Terry wanted to call the city inspector but Ed informed him that he should not do that as his issues were not even brought before the board yet. Ed will have the leak in the chimney cap repaired immediately and will have an inspector check the chimney.
 - I3: Ed read letter to board sent in by home owner. Home owner requested to replace windows and back door. Tyra Regan made a motion to approve the home owners request to replace her windows at her expense. If any part of the building is damaged that is typically the responsibility of the HOA, will be the responsibility of the homeowner to repair. Sue Green seconded the motion. Motion was approved unanimously.
- 4/23 – Ed confirmed that water bills were double pd last month.
- Ed confirmed that there are 6 dumpsters. Side load dumpster was put in.
- Lynn questioned charge for \$274.36 to TXU during March meeting. Ed confirmed that the bill is for the pool area.
- Ed confirmed that the light by the W building has been fixed.
- 2nd Request (First request made at March meeting.): Ed to provide a breakdown of insurance payments through the end of the year.
- Per Ed, Francisco is replacing doorknob on storage building on the M building 4/23/07. Ed will ensure it gets done with no additional charge to the HOA.
- From March Meeting: 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. 4/23 (2nd Request): Ed will check Francisco's schedule in regards to the above and advise.

- 2nd Request (First request made at March meeting) Sue asked if we have to pay tax since we are non profit. Ed to check into this and advise.
- Repairs to siding were discussed.
 - Jan suggested that we utilize \$150K of the reserves to put as a down payment and then make a \$5K payment each month for 30 months in addition until the needed repairs are completed.
 - Guardian bid of over \$300K was reviewed. The HOA reserves will not cover the total cost of the bid as the bid was to complete repairs on all units at once.
 - Ed will work on plan to make repairs by building.
 - He will talk to Guardian to see what can be done.
 - Ed will provide a paint chart so we can start looking into paint colors.
 - Ed will provide a list of buildings prioritized by repairs needed.
- Bill brought new watering schedule and provided to Ed.
- Anita stated that there is a water valve leaking near the dumpster of the O building. Ed will have it checked.
- Ed stated that the City of Plano is increasing the Water bills by 10% and the sewage is going up 15%. More details to come.
- Dirt is washing out in front of U8 building. Ed will check.
- Telephone lines at the D building are still not repaired. Lines were buried but were not wired back through the building. Ed will check on this.
- Light out between U and W building on the back side by CVS. Ed will ensure it is repaired.
- Bill stated that sewage is backing up inside and outside of P building units. Ed suggested a hydrojet to blow out lines. Ed will have Gem Plumbing come out and hydrojet the lines. Ed mentioned that we may want to have a contract put in place to have that done every quarter.
- Anita will work on a revised budget and have it ready for the next meeting.
- Bill asked if everyone was interested in doing another community wide garage sale. Bill made a motion to do a community garage sale. Jan seconded the motion. Motion approved. Date TBD.
- Bill suggested that we have a safety fair at BPV (children's identification, how to make your house safer, etching cars, etc.). Anita mentioned that we had a small turnout last time. Bill will check on a date and advise. Bill made a motion to have the fair with hotdogs and chips. Sue seconded the motion. Motion approved.
- Bill stated that he will update the website by the May meeting.
- Tyra made a motion to adjourn the meeting.
- Sue seconded the motion.
- Meeting adjourned at 8:45pm.