

**Briar Park Village HOA
Minutes for Board Meeting
February 20, 2005**

Meeting started at 7:00 p.m.

Board of Directors in Attendance:

Terry Daley (President): Called meeting to Order

Quorum:

L4 -- Terry Daley (President)

U7 -- Lauren Twyman (Secretary)

W4 -- Jan Paul (Vice President)

P6 -- Jane Morin

Terry Daley: Review of Financial --\$32,394.49 in checking account.

Ed Ambrose: Update on property - completed 17 sheds. Done 3 at U, 2 at G, 2 at E, 7 and D, 3 at L.

Terry Daley: Workers are putting siding on chimneys now. No more paneling. Hardy plank is also good for pest control -- hardy board is being used for all upgrades.

Jane: Wants to know what the cost for the termite proof composite would be.

Ed Ambrose: We will also be doing another chimney enclosure -- L2 will be done this week. We have about 5 more sheds to do (in bad shape) to complete project. Light was fixed at Building W.

Building M -- talking with the engineer. No one has responded. There is a foundation problem.

Balconies -- Ed has bids on balconies , but has not thought about other people who have worked on them previously. He will pursue Jose, and has a bid for someone else to fix the balconies. Two ways to do it, he can take the balconies off and put the flashing behind it. The invoices are still missing, so we do not have proof of who did what balcony. We are going to have to replace carpeting and walls.

Sprinkler system -- Ed spoke with Mark Johnson, who is current landscape company. His sprinkler repair was high, so Ed went with someone else and found a \$6,000 cheaper bid. So he wants to renegotiate the contract where we will pay a flat rate and he would just fix

everything. Mark Johnson said he would bid into a maintenance agreement. So we are probably going to get a new landscape company, because Ed Ambrose thinks he can get it cheaper. Francisco -- is doing the siding, saw the list of repairs from Mark Johnson, and his bid was \$1,400 cheaper. Francisco is a landscaper by trade. We are going to look for more bids. Not going to slack on the lawns, just try to find a cheaper company. Next month Mark Johnson's contract is up.

Retaining Walls -- facing Jupiter Road. Ed is working on another bid. We would like to get this started some time in April.

Plumbing -- we have a major plumbing leak at the end of building W. Excavators will be here to dig a hole.

Projects -- we are going to do the front doors. 50%/50%. We are going to create a committee to review this. We will start with doors that NEED replacing. Most doors are facing the West -- trims are bad. Some doors need new doors.

Delinquencies - After the 3rd month, you will receive a letter from an attorney telling them they will have a lien. A lot of the dues are coming in. Last month at our meeting we had \$19,000 owed in past dues. O8 - PAID HER MONEY FOR SALARY SHE GOT AS THE OLD SECRETARY.

Information Sheet -- there is a list there. There is going to be a list published with the owners and their vehicle list. There is going to be a \$25 fine a month, every month. We have already tagged a couple of cars. We are getting a list together. Safety issues would be if there was someone and we did not know who is in there.

Budget -- We now have a budget. The budget we have is not exact. Right now, we have enough money. There is \$32,000 in the checking account. As long as we do what we need to do, in two years we will still have money. Right now there are a lot of repairs. It is a slow progress, but it will be completed within two years.

Raines has still not turned any information over. We are not pursuing him at the time, but we are going to after we recoup and get everything taken care of.

G3 had a problem with Francisco. She put a letter on the Gazebo. Francisco ran out of material and had to replace studs in storage room. We will now Contact the owner if Francisco has to replace the shed.

Website -- Bill is on the website. The internet has been down. He has the bylaws on the website now. He is going to put the declaration and articles on there. He is going to download the minutes of each meeting. There are going to be some financial records on the internet.

Committees -- We need a director to head the committees. We are going to make a

violation committee, pool committee, and property décor committee.

Violation Committee -- Jan Paul will head violation committee.

Pool Committee -- (write up rules and regulation) We are going to change it to where you can not reach in. We need to report problems.

Jayne will Chair the pool committee.

Property Décor -- Connie Rodriquez & Lauren Twyman (write up and get samples)

Parking Decals -- If everyone agrees, we will just have a symbol decal for every car.

Bills -- Water bills, until this month, the bills were not being sent to them. The bills were being sent to John Raines. There was a month paid twice, but now it is caught up.

Comcast checks are being sent to the new management company.

Pest Control -- \$600 every two months. This will start in April.

Terry Daley: Motion meeting to be adjourned. **MOTION APPROVED.** Over at 8:20 p.m.