

**Briarpark Village HOA
Meeting Minutes
February 22, 2021**

**Jan Paul- President
Kathleen Savage- Vice President
Shawna Neill- Secretary
Russell Vela-Treasurer
Lynn Ryan- Member at Large
Linda Neel- Excel Management
Skye Hughes- Excel Management**

The meeting was called to order at 6:20 p.m. via Zoom. A quorum was established.

The board allowed a few minutes for those present to read the previous meeting minutes.

Kathleen- I make a motion to approve the minutes.

Russell– I second the motion.

The motion passed.

Briarpark’s property manager, Beverly Longino, has retired. Skye Hughes is now the property manager in the Excel office.

Management Report:

Haul Offs:

Furniture, appliances, mattresses, and excessive dumping at the dumpsters continues to be a huge problem. Having the items removed and hauled to the dump is costing Briarpark Village and it’s owners a large fee each month. The offences must end. The HOA needs the residents help in stopping the problem. Please report those who violate the rules to Excel Management when you see them occurring. It is your HOA dues that are paying for the haul-offs when the money is needed to maintain the property.

Fire lane:

The restriping of the fire lanes was called to a halt due to the noncompliance of the company hired to paint them. They were supposed to give a two day notice in order for the residents to move their cars from the painting areas, but they didn't. Instead, they painted around the cars leaving unsightly unpainted spots. Painting will resume when a new company is found.

Plumbing/Pool:

The big freeze in February caused several issues with the plumbing at Briarpark. Homeowners whose pipes froze during the storm are working to repair and replace the damaged areas.

The majority of the frozen pipes were in end units that share pipes with their downstairs neighbors. One such unit was empty, and another's owner was stuck out of town due to the snow and ice. A third was unable to find the cut off valve and was forced to ask the city to turn off the water to the entire building until the problem was resolved. Thankfully, it was resolved the same day.

The board would like to thank all the homeowners for dripping the water to save the pipes and for rushing to cut off the water when pipes burst. They appreciate the diligence of the homeowners and their tenants. They would also like to say a thank you to those who helped pick up the trash the trash trucks left all over the complex when they came to get the overloaded dumpsters emptied.

The pool lines were drained in order to keep them from freezing and bursting. We hope the quick action of the pool maintenance company has saved the pool from disaster.

Reminder- The HOA is not responsible for the repairs to your frozen pipes.

Lighting:

Dallas Electric repaired and resecured the light box on Building C that overlooks the pool.

Clinton replaced the bulb in the pole fixture at Building B and will continue to replace those in areas where they have burned out.

Dallas Electric gave the board an estimate for replacing the exposed wire that goes to the pool lights and replacing the defective flood light at the B building. Both are safety issues.

Kathleen- I make a motion to have Dallas Electric fix the issues at the pool and the flood light.

Shawna: I second the motion.

The motion passed.

Upcoming Items:

W-4 needs grass where the tree was removed and the ground left bare.

Excel Management will ask Martin to clean the creek area before the City of Plano sends a letter asking that it be done, or the property will be fined.

There is trash down by the creek, but also a mattress and various appliances.

The creek is not a dumping ground. Do not use it as such. Your HOA dues must pay for the cleanup of the area.

Misc. :

The owner of one unit wants the shrubs in front of the unit removed to make better access to the cutoff valve box. Skye told him to make a written request to the board.

Replacing the redbud tree at Jupiter and the shrubs where the hollow tree was removed at the U building has been put on hold until the board members can walk the property and make a definite plan for the landscaping issues that are popping up everywhere.

The Briarpark sign at the Jupiter entrance is in need of painting. A bid was received (\$500 per side) but the board considered it to be excessive. They will be seeking two more bids in order to find a more competitive price.

Currently at least five front doors need painting. The cost for labor is approximately \$100 per door. Other bids will be taken. The painting will be put off until warmer weather is here to stay.

The water usage in one building remains excessively high but further inspection will be put off due to the snowstorm and broken pipes in the end unit.

Illegal dumping at the dumpsters has increased over the last months. The board is searching for a way to end it.

The freeze signs will become Curt's duty, and he will be asked to store them at his residence.

Financials:

Prepaid Dues- approx. \$13,500

Delinquent Dues- approx. \$5,500

2020 income- approx. \$398,000

Water cost 2020- approx. \$172,000

Haul off expenses 2020- approx. \$2,700.

The HOA board continued with a preliminary budget meeting for 2021.

Kathleen- I make a motion to adjourn the meeting.

Shawna- I second the motion.

The motion passed and the meeting adjourned at 8:04 p.m.

