

Briarpark Village HOA

Board Meeting Minutes

April 18, 2022

Present: **Jan Paul - President**
 Shawna Neill - Secretary
 Angela Pritschow
 Linda Neel - Excel Management
 Skye Hughes - Excel Management
 Lynn Reynolds - Vice President - via phone

Absent: **Russell Vela - Treasurer**

The meeting was called to order at 6:04 pm.

The Minutes of the March 28th Board meeting were individually read. Shawna made a motion to approve. Angela seconded. The motion carried.

Skye gave a review of the Management Report, including the following:

- Pool opening date was discussed. It was agreed to open on the Friday before Memorial Day, which will be May 27th. The prior years' system will be kept in place for the pool gate code to be provided to Individual Owners by phone, provided their 2022 Owner Info Sheet has been submitted. Signage will be posted on the pool gate and at the mail center.
- The Board voted unanimously to turn on the sprinklers.
- Drainage lines were discussed. Drain lines that serve one individual unit only are the responsibility of that individual unit owner.
- The Association has received a written letter from the City of Plano stating that the creek erosion issue does qualify for the Streambank Protection Program.
- Densil has completed two driveway patches and will be starting on other projects around the property.
- A complete inspection was completed at Building I to locate the cause for repeatedly high water billing. H2O Plumbing replaced a bad water cut-off valve and also found 2 toilets running all the time. The unit owner paid to have those bad toilet parts replaced.
- Two companies have looked at Building I for the possibility of having a separate sprinkler meter installed. They are in the process of preparing proposals. All other buildings already have separate meters for sprinklers.

Board Members cited several items needing attention by individual owners.

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Linda gave an update on the progress of the potential submetering project, including a scenario of Dues reduction and average water billing costs to each owner, based on past water costs, not including sprinkler water. Lynn suggested that the prospective contractors supply a billing sample to give an idea of what each owner would receive.

New Insurance coverages were put in place on January 31st, in accordance with email approvals by the Board, following review of policy coverages and costs provided by the Insurance Agent. The combined costs are \$80,179.

It was noted that Russ purchased fertilizer and personally distributed it along the Park Boulevard Photenias to help them recover this Spring, following severe freeze damage in February.

Linda reviewed the financial statements through March:

- Total Assets 174,013
- Delinquent Dues 8,763
- Prepaid Dues 17,465
- Income to Date 106,522
- Admin / Mgmt Exp 9,841
- Maint Expenses 15,403
- Utility Expenses 51,851
- Insurance Exp 19,713
- Net Income 9,714

The Board discussed the balances of each delinquent owner.

The next meeting will be the Annual Homeowners Meeting to be held at Dickie's BBQ at the 14th Street location on Monday, May 16th, with sign-in starting at 5:45.

With no further business, the meeting was adjourned at 7:47 pm.