

Briar Park Village Owners Assn.
Board Meeting Minutes
1.19.26

Present: Jan Paul (President), Kevin Killingsworth (Vice President), Russ Vela (Treasurer) Murf savage (Secretary), Jared Smith (Member), Linda Neel (Management), Faheem (Management)

Guests – None

The meeting was called to order at 6:02 pm on Zoom by Board President Jan Paul.

The Minutes of the Board meeting 12/08/25 were individually read. Russ made a motion to approve, Kevin seconded.

BOARD DISCUSSION

- A. The Board discussed facility maintenance and repairs, including a tree removal at E4 completed by Luis, ongoing lighting problems in Building W, and a water leak at Building G being investigated by Ben Treasure. The Board discussed whether to call H2O Plumbing for leak detection and decided to wait for Ben's findings first. The Board also noted Building O's camera is offline and will remain so until February.
- B. The Board discussed landscaping responsibilities and needs. Linda stated homeowners may plant flowers within metal edging, while the HOA is responsible for baseline landscaping, including replacing missing shrubbery and addressing areas where grass will not grow. Murf suggested

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obtaining quotes from Luis for landscaping work at multiple units, including D1 and P3. Jared clarified that while homeowners may add decorative plants, the HOA is responsible for replacing missing shrubbery and maintaining basic landscaping. The Board agreed to revisit landscaping needs in April when planting season begins.

- C. The Board discussed developing a comprehensive community landscape plan with a budget and schedule. Faheem agreed to work on the plan and Murf offered to show Faheem around the property to highlight maintenance issues

A. Other

The Board reviewed additional property and operational updates, including that new mailboxes were installed and only 5 of 160 residents still need to pick up their keys.

FINANCIALS:

Financial reports, including cash balances, delinquent accounts, water bills, and budget variances, were reviewed and discussed.

The meeting was adjourned at 8:01 pm.