

THE PARK HOMEOWNERS ASSOCIATION

JULY MEETING 2014

NOTES

- Meeting called to order on July 9, 2014 at 8:07 p.m.
- Board members present: Chris Martin, Sara Runyan, Anne Bolton, Ray Bachman, Don Racine, Whitney from HOA.
- Anne Bolton made a motion to accept June's minutes, Don Racine seconded. Motion passed.
- Don Racine made a motion to approve the agenda, Anne made a second. Motion passed.

WHITNEY-HOA: Whitney will send out a letter to the owners that are not mowing their lawns asking that they mow and keep their homes attractive. This is not a violation, but a public nuisance. Include mowing issue in revised covenants.

*Discussed, at length, lawsuit threat from homeowners that has sold house with lien attached for non-payment of association dues. Financial terms were discussed and agreed upon. Terms will be sent to our lawyer by Chris. Ray requested we review the letter prior to our lawyer mailing.

*There are lots of branches hanging over the sidewalk throughout the commons area. Whitney will get bids on trimming for our review.

*J & J will use all 16 mowings in our contract before they start charging extra. Each additional mowing is \$625.00.

*Discussed options for the washed out area between Teton & Carlsbad Circle. There are many exposed tree roots and water pooling. Whitney will get a vendor to review and advise.

*Aquisizers has repaired the pool steps over and over during the past two years. They now say the steps are past repairing and must be replaced. Also the liner is leaking and will need replaced. Water bills are higher this season due to leaking. After this season we will need to look at replacing the liner (approximately \$5000.00) and overhauling all the steps while the pool is drained (we will need to get bids).

CHRIS: Stated the replacement of the pool liner and step repair would not be covered by regular dues. We will possibly need an assessment to cover these large dollar items. Whitney will check the requirements. Average HOA dues in Wichita area (with pool and playgrounds) are \$400-500 annually – we are at \$228.00, far below norm.

SARA: Was able to get \$561 credit for the water bill at the entrance that had a broken timer. The unit malfunctioned and over-watered the lawn in the amount of \$598 in June.

ANNE: Over half of the new pool cards were distributed during a two hours span at the pool. The scan reader has been removed and all old cards will no longer work. Only new proximity cards will grant access. Andy will be getting us an invoice soon for the new pool security system. Adults (only) can now swim laps every morning from 6:00 a.m. to 10:00 a.m.

New Business:

July 23rd is next by-laws review meeting.
Sara's house at 6:30.

July meeting adjourned at 9:20 p.m.