

The Park Board of Directors Meeting

October 12, 2015

Draft

Members Present: Cindy Ainsworth, Grant Delmar, Vergil Esau, Stephanie Hartman, and Ray Walker.

Call to Order: The meeting was called to order at 6:50 p.m.

Quorum Established: All members were present except Roy Richter, who had an evening work conflict and was unable to attend.

Approval of Agenda: The agenda was approved as printed/mailed to all Board members in advance of the meeting.

Approval of Minutes: Vergil Esau moved, seconded by Ray Walker, that the minutes of the September 14 and September 23, 2015 meetings be approved as printed.

President's Report: Stephanie Hartman reported that she had personally tried to contact those homeowners that the Board had previously recommended for the Nominating Committee, but not all were willing to serve on this committee and she had been unable to reach one homeowner. To date, Richard Schnitzler, Jan Capps, and Brooke Mueller have agreed to serve on the Nominating Committee, and the Board recommended that Stephanie contact Janie Sturdivant, Joan Kastner, Jerry King, and Chase Crosby to see if they would consider serving on this committee, which generally would meet only one-time, to nominate four homeowners to fill the vacancies for 2016-17 term on the HOA Board.

Vice President's Report: Grant Delmar reported that a new roof has been installed on the Pool House, thanks the help of several homeowners who worked almost 12 hours on a Saturday, and to Heiland Roofing who donated the shingles (estimated value of \$400-500).

Grant noted that volunteers have also put a primer on the pool house exterior walls, and hope to finish painting this building within the next week or two. New cedar boards have also been purchased for the pergola. Additional projects to be completed in the coming weeks include wiring/installation of a light for the entrance sign at Yosemite and Glacier, shrubs for the flower bed at the entrance sign, and obtain an estimate for adding another watering zone for the flower bed at this entrance. It was further noted that Rob Hartman would be contacting a stone mason regarding the entrance sign pillar that is leaning to determine the best way to resolve this problem.

Secretary's Report: Cindy Ainsworth distributed copies of the proposed Privacy Statement for the Park Bark website. It was the consensus of those present that this

document be approved as printed and posted on the website. (Copy Attached to Official Minutes)

Grounds Report: Vergil Esau reported that he has been in discussion with Proscapes regarding the current invoice/charges year-to-date to ensure that the HOA is only paying for services actually received per the contract which expires 12/31/2015. He also stated that he was in the process of obtaining bids for lawn service for FY2016, and would have at least three bids available for the Board's review/approval at the November meeting.

Vergil announced that the Fall Work Day/Tree Trimming of the HOA commons area would be held on Saturday, October 17th from 8:30-3 p.m. Lunch will be provided for all volunteers, and a reminder announcement/email will be sent to all homeowners.

Treasurer's Report: Ray Walker reported that the Audit Committee has requested additional financial documents in order to complete their audit of the HOA records for 2010-2014. Ray indicated that he will check with Westside Bookkeeping to see if those documents are in their files, and he anticipates that Mark Borofsky, Chairman of the Audit Committee, will have this report ready for review prior to the next Board meeting (November 9th), and for presentation at the Annual HOA meeting on December 7th.

Ray distributed copies of the September HOA Financial Report to Board members for review which included a detail comparison for the months of June-September, 2015, and projected expenses for October-December. (Copy Attached to Official Minutes) Clarification was requested on the \$4,629.66 expense item for July, and Ray noted that this included Aquasizers' invoices for May and June, plus the purchase of new lounge chairs for the pool.

Pool Report: Ray Walker indicated that he had received quotes for a new pool liner from Aquasizers, Personal Touch Pools, and UltraModern, but needed to follow-up with each of these companies to ensure that each bid was based upon all costs associated with the installation (parts, gaskets, face plates, drain covers, disposal of old liner, additional vermiculite, if needed, for base of pool/steps, caulking, etc.).

Ray is also in the process of obtaining final bids for the 2016 pool maintenance from Aquasizers, Personal Touch Pools, and Platinum Pools. He will also need to ensure that bids from each company are detailed and comprehensive enough to cover all services that are needed, and that each of these companies are able to provide maintenance on a daily basis (prior to pool opening at 10 a.m.), as has been provided by Aquasizers in the past.

Final bids for each of these projects will be submitted and reviewed by the Board in November.

Bylaws Committee Report: Vergil Esau distributed copies of the proposed changes to the HOA Bylaws and Covenants, as recommended by the Bylaws Committee. (Copy Attached to Official Minutes)

Board members reviewed the proposed revisions to the Bylaws. Vergil Esau moved, seconded by Ray Walker, that this document be approved, with the exception of Section 7.2.4, which they recommended be reworded as follows:

“Additional improvements, not included in 7.2.1, 7.2.2, or 7.2.3, not budgeted, the amount for which shall not exceed \$5,000 provided, however, that in the expenditure of this fund no sum in excess of \$1,000.00 shall be expended for a single item or purpose without approval of the members of the corporation. (4)”

Motion carried.

The Board also reviewed the proposed revisions to the HOA Covenants. After review and discussion, Vergil Esau moved, seconded by Ray Walker, that the proposed new Section 2.1.2 be deleted (relating to the proposed requirement that daycare providers are required to register their business with the homeowners association, provide verification of license, insurance, and adherence to State and Local laws and regulations). Motion carried that this new section be deleted.

Vergil indicated that he would notify the Bylaws Committee of the Board’s two recommended changes to the proposed revisions to the HOA Bylaws and Covenants. Since current Bylaws require approval of 75% of the homeowners for amendments to the Bylaws document, and the Covenants require a vote of the “majority” of homeowners for amendments to the Covenants, it was recommended that these two documents be posted on the Park Bark website for advance review. Printed copies of both documents, along with a return ballot in which homeowners will be asked to vote on both documents, will be included in the Annual HOA meeting notice to be mailed the later part of November. Our goal will be to have these ballots collected by no later than 1/31/2016, since attendance at the Annual Meeting rarely has included 75% of the homeowners needed to approve a change to the Bylaws, etc.

New Business: Board members reviewed a communication from a homeowner who was concerned with the speed of traffic driving along Glacier Drive between Yosemite and Yellowstone. The homeowner requested that the Board consider the installation of speed bumps along Glacier Drive. It was noted by Grant Delmar that an HOA cannot do this on public property (i.e. City of Wichita streets).

Adjournment: Cindy Ainsworth moved, seconded by Grant Delmar, that the meeting be adjourned at 9:45 p.m. Motion Carried.

Cindy Ainsworth
HOA Board Secretary

Attachments – Official Minutes Only