

## The Park Board of Directors

### *Meeting Minutes*

May 6th, 2018 at the Esau Residence

**Call to Order:** Vergil Esau called the meeting to order at 6:32 p.m.

**Board members present were:** Vergil Esau, Jim Fallis,, Lee Nutter, Jeff Griswold, Dave Mueller, and Donovan Karber.

#### **President's Report:**

Vergil noted that a quorum was present and stated that approval of the minutes of the previous meeting was done via email and did not require a vote.

Vergil noted that Cindy Ainsworth was not in attendance and requested a volunteer to take notes in the meeting. Jim Fallis volunteered to record the minutes.

Vergil stated that the Yard of the month was Rob and Stephanie Hartman's yard. Vergil acknowledged the attendance of Dave Mueller, Lee Nutter, Cindy Ainsworth, at the presentation to the Hartman's. He stated that the Yard of the month had stimulated several emails both positive and negative about properties in the neighborhood.

Vergil noted that during the Yard of the month presentation at the Hartman's since there were 4 members there that the members voted to allow Dave Mueller to tell Integrity pools to proceed with some necessary repairs to the steps in the pool.

Ray Walker's email regarding the disposition of the legal proceedings of last year's pool vandalism was discussed, noting that 3 of the 4 charged are eligible for diversion, and 1 one was not. Trial dates, and the status of the diversion process were still unknown at this time.

Vergil stated that the final Audit committee report is expected next month.

#### **Vice President's report:**

Lee Nutter discussed the status of his inquiry about Insurance for the HOA. He stated that Shelter who had given him information that was discussed last meeting would not write insurance on HOA's.

Lee also discussed the responses that American Family had given him about questions the Board had asked last month about our coverage. The Insurance representative had stated that damage to property from trees in the Commons was generally considered to be covered by the Homeowners insurance as regular storm damage. Homeowners do have the right to trim limbs overhanging their property. Vergil stated that the Board considered it a good neighbor practice to take out limbs that could be viewed as a hazard to residences.

Lee discussed efforts to remove vehicles that were parked in violation of HOA bylaws, and City ordinances. He stated that discussions were ongoing, and that the City had been active recently in enforcing vehicle ordinances. He stated that motor homes being parked at homes appears to be a seasonal issue, and that storage options for these vehicles would be discussed with residents.

#### **Treasurer's report:**

Jim Fallis presented his report which had a total balance of \$50,067.68 in all accounts. Expenses for April were \$3407.08, and income was \$9,810.00, and noted that this was the first month that mowing expenses were incurred and that April was the beginning of the quarterly revenue cycle. Dave Mueller stated that Pool expenses would be incurred soon. Vergil motioned that the Treasurer's report be approved, Lee seconded and the Board voted to approve the report.

Jim discussed attempts to collect overdue HOA dues. He stated that he had sent out 10 letters to the accounts the Board had agreed to focus on. Of the 10 letters sent 4 failed to respond, 3 were paid, and 3 asked for more either more time or some other consideration in paying their accounts. Jim stated that 2 stated they would pay in the near future, and one was an account that was large and would require time to recover. Jim put a motion in front of the Board of the terms he thought could be offered to this individual, and the Board voted to proceed with those terms.

Jim motioned to change the way late fees would be charged by the HOA. Discussion with Mark Kahr, a collection attorney, gives reason to change the way late fees are to be collected. Mark had stated in a phone call to Vergil, and Jim that 10% would be an amount that could reasonably be collectable for late fees. Jim motioned that the Board instruct Westside to charge late fees at \$6.00 on a one time basis for all accounts over 90 days in arrears. Jeff seconded the motion and the motion passed.

**Secretary's report:**

Cindy Ainsworth was not able to attend the meeting.

**Pool report:**

Dave Mueller reported that the Pool will open this weekend. The water is filling, and the heater is on. Integrity repaired the pool steps, and the channel, the chemicals were checked .Dave said that the only major expense that is necessary in the near future is the chlorine dispenser which is not large enough. Dave said other issues with Integrity were discussed, but they were relatively minor. He also stated that the person maintaining the pool was the same person that worked for Aquisizers when they did the maintenance.

Dave stated that there was an old cabinet in the pool which he would remove.

Dave also stated that 63 cards have been activated in the system for the season out of 263 cards that were in circulation.

Discussion of if and when to have a pool party was tabled until the next meeting.

**Grounds report:**

Donovan Karber discussed the Soccer field markings which he had done with assistance from Grant Delmar. Donovan asked the Board for opinions about getting a chalk marker to mark the field. After discussion the Board decided for the time being to let people using the field to mark it temporarily as they wished. There was discussion of whether to use chalk or grass killer to mark the boundaries. Vergil suggested that Bill Packard be asked how much usage of the field occurred as that may help in deciding how much to spend on marking the field.

Donovan stated that the signs by the playground, and pool need repair. Lee Nutter said that he could make a piece to repair the pool sign.

The Board discussed the flowers by the entrance sign. Vergil suggested that Red Salvia be planted as it would survive the shady conditions.

Various email from Residents complaining about unkempt yards were discussed. Vergil stated that he would personally contact these neighbors along with Donovan.

The meeting was adjourned at 8:00.