

**The Park HOA Board of Directors
Minutes of Meeting – August 12, 2019**

Members Present: Cindy Ainsworth, Vergil Esau, Jim Fallis, Jeff Griswold, Donovan Karber, Dave Mueller, and Lee Nutter.

The meeting was called to order at 6:40 p.m.

Approval of Agenda: The agenda was approved by consensus.

Approval of Minutes: Donovan moved, seconded by Dave, that the minutes of the July 8, 2019 meeting be approved as printed. Motion carried.

President's Report:

Vergil reported that he had been contacted by a resident who was experiencing difficulty in getting his cable repaired due to the Cox Cable box being located inside the neighbor's locked fence. It was noted that the utility company boxes are only installed within an easement and/or within the HOA Commons. In this particular instance, it was determined that the owner of the property had installed his fence within the commons area. Upon brief discussion, it was agreed that Vergil should send the owner of this property a letter, advising him that he will need to move his fence within his property boundary. (Copy of letter attached to Official Minutes)

There was brief discussion relating to the "Yard of the Month" program, and Board members agreed that this program has been positive, and that most homeowners have been responsive when notified of the need to mow their lawns and/or address exterior repairs. September will be the final month for this program in 2019, and it was agreed that there were more homes (than months) available that deserved this award. Vergil agreed to pull together a list of those properties that were considered "runners up" for the award throughout the Spring/Summer months.

Vice President's Report:

Lee reported that he had identified approximately 12-15 areas within the HOA sidewalk that need to be replaced and/or grinded down as the sidewalk is uneven. He indicated that he is in the process of obtaining three bids and will forward this information to the Board prior to the next meeting.

Treasurer's Report:

Jim distributed copies of the July, 2019 Financial Report, noting that dues/fees collections for the month of July were \$11,721.16 and expenses were \$6,382.77. Dave

noted that the pool maintenance company is in the process of changing their software billing system, which has resulted in late billings, and the pool expense being understated for the month. The current balance in the HOA Checking/Savings Accounts is \$54,313.25.

The Board also reviewed the Aged Receivable Accounts as of 7/31/2019 (those homeowners who are delinquent on their homeowners' dues). Jim noted that he was awaiting word from the Collections Attorney regarding the two homeowners that were turned over for collections last month.

Jim also updated Board members on the status of the Pool Vandalism which occurred last summer. He stated all four individuals were denied diversion and will go to trial in September and October. Jim indicated that he will be preparing a "victims' statement" indicating the financial loss to the HOA due to the vandalism.

Following additional discussion, Lee moved, seconded by Donovan, that the Board accept the Treasurer's July, 2019 Financial Report as printed. Motion Carried. (Copy of report attached to official minutes)

Secretary's Report:

Cindy reminded Board members of the need to appoint a Nominating Committee, who will be responsible for selecting at least 5-6 nominees to fill the three vacant Board positions for the 2020-2021 year. The election will be held at the annual meeting in December. It was also agreed that it would be helpful to have a couple of homeowners provide additional input to the Treasurer as it relates to the preparation of the FY2020 Budget. This document will also be presented for approval at the December Annual meeting.

Following brief discussion, the Board suggested that Vergil contact the following individuals to see if they would be willing to serve on these committees:

- Nominating Committee – Kay Esau, Mary Reed, Ray Bachman (Note: The Bylaws indicate that there should be 5 members on this committee)
- Budget Committee – Jim Fallis, Chair/Treasurer, Mike Preston, Dale Reed, Julie Stull

Cindy also noted that improvement projects will need to be approved at the annual meeting for any major expenditure in excess of \$2,000. Following further discussion, it was recommended that the Board seek input from the homeowners regarding projects/amenities that they feel would enhance the HOA and the value of homes within the area. Cindy will prepare a survey document for the Board to review and approve prior to mailing to homeowners.

It was noted that several homeowners who rent their homes within the HOA are non-compliant (as per Section 21 of the HOA Covenants) in notifying the HOA whenever they have new renters. Due to the frequent changes occurring in several of these properties requiring that the HOA files be updated, new pool cards issued, etc., Dave moved, seconded by Lee, that there be a \$50 processing fee (to be paid by the homeowner) whenever there is a new renter. Failure to provide this information within 30 days of the renter moving in, shall result in a fine levied against the homeowner. Motion carried. (Copy of Revised Rental Property Notification Policy/Form Attached to Official Minutes and Posted on HOA Website/Policy Section)

Grounds Report:

Donnovan noted that there were two dead trees in the commons area, along with several trees within the commons area with branches that are encroaching on neighbors' property. He indicating that he and Vergil will be identifying all trees needing to be trimmed and obtain bids from two contractors for Board approval. He also noted that there is a pile of branches in the commons area behind Denene that they have been waiting for the contractor to haul off. He will contact him again.

Pool Report:

Dave indicated that the current security system at the pool is old and needs to be replaced with a fully integrated system that will provide better security at the pool after hours, and will be easier to operate remotely. Board members were in agreement. It was recommended that Dave obtain additional information/quote for presentation at the next meeting.

It was also noted that there continue to be problems with a few residents who fail to follow the pool rules. Dave indicated that he has suspended their pool cards for two weeks, and recommended that in those instances involving rental properties, the landlord/owner of the property be notified, as well. Board members agreed.

HOA Annual Pool Party

Jeff reported that the Annual Pool Party was well attended. Board members recommended that we keep the water slide and face painting events for next year and delete the bicycle decorating event due to low participation the past two years. It was also suggested that the HOA consider purchasing its own snow cone machine going forward (vs. borrowing one) as this was also a success with the kids.

Other Business:

Vergil noted that there was a motion made at the December 2017 Annual Meeting pertaining to term limits of the HOA Board of Directors. He indicated that when the

Bylaws were amended in January 2017, the “term limits” section was inadvertently omitted. The Board members agreed that limiting Board members to serve not more than two, two-year consecutive terms was a good idea. The homeowner (and/or his/her spouse would not be allowed to run for election for one year, at which time, they could serve again, if elected.

It was suggested that the Board work on the language for amending Section 1.1.5 of the HOA Bylaws, and that the proposed amendment could be voted on by homeowners via mail or email vote. More information will be forthcoming in September.

Adjournment

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting of the Board will be held at the Nutter Residence 2450 Yellowstone, on September 9th, at 6:30 p.m.

Cindy Ainsworth
HOA Board Secretary