

The Park Homeowners Association Board Meeting
January 13, 2020

The Park HOA Monthly meeting was called to order at 6:30 pm at Cindy Ainsworth's home. A quorum was established with all 7 board members present.

The agenda for tonight's meeting was approved by consensus.

Donnovan moved we approve the minutes of the December 2, 2019, Annual Meeting. Jim second, motion carried.

Election of officers was held with the following results:

President	Vergil Esau
Vice President	Donnovan Karber
Treasurer	Jim Fallis
Secretary	Jan Capps
Grounds Chairperson	Steve Carter
Pool Chairperson	Dave Mueller
Social Chairperson	Cindy Ainsworth

The 2020 HOA Board of Directors Guide was distributed. Cindy reviewed the guide.

A discussion was held as a result of the Annual Meeting regarding the appointment of a committee to review the proposed language and additional edits to Section 21 of the Covenants which covers Rental Properties. Several names were brought up as potential committee members. Vergil will contact them.

Vergil brought up that we need to appoint an audit committee to review the 2019 PHOA Financial Records. Several homeowners were mentioned for this committee and Vergil will be contacting them.

The meeting dates/times/locations for the 2020 Board Meetings were determined. (Copy attached to official minutes.)

Treasurer's Report: Jim Fallis reviewed the December 2019 Financial Report. Two initiation fees amounting \$300 had been received. It was determined that another letter to the title companies emphasizing the importance of their communicating with us when a home has sold is needed. Also we should contact West Side Accounting regarding notifying the board of new homeowners.

Jim also pointed out that we received \$1300 in pool damage recovery.

Pool Chairperson: Dave reported that there are several items that were approved at the annual meeting and we're waiting to get the work done. Among those were: pump repair, new pool covers, repairs to steps, fix 2x4's on pergola, add and replace cameras, and upgrade the security software. Dave will follow-up to make sure these get done.

Dave noted that Kansas Gas had contacted him regarding the need to reroute the gas line around the new pool house shed. It is unknown what the cost will be at this time.

Grounds Chairperson: Donovan said the final mowing was done the middle of December. A work day needs to be scheduled during March or April. There is a hole next to the sidewalk on Glacier Ct that still needs to be filled and there is a cable that still needs covered. Donovan also noted there are a couple piles of branches that need to be cleared out. Some vandalism has appeared on the new sidewalks. Dave feels he can sand it off.

Social Chairperson: Nothing to report.

Other: Vergil reported that the fence that extends approximately 20' beyond the property line into the commons area has not been resolved. He will be contacting the homeowner.

As per Section 16.3.1 No vehicles shall be parked in yards or on any grass surface of any residential lot or common area. Vergil reported there is a motor home that has been parked in the homeowner's yard and has not been moved for several years. This is a direct violation of the covenants. The homeowner has been contacted but there is no resolution to date.

It was brought to Dave's attention at our 2019 Annual Meeting that when taking votes by hand, there were instances where multiple votes were coming from the same household. Vergil suggested we remind homeowners that each household has only one vote when voting at the Annual Meeting.

There being no further business, the meeting was adjourned at 7:45 pm.

Jan Capps
HOA Board Secretary