

The Park Homeowners Association Annual Meeting

December, 2020

Due to the threat of COVID-19, a decision was made to not hold an annual meeting with homeowners present, but instead, to provide all information for the meeting by mail. A packet was mailed to all homeowners on November 18, 2020. Included in the packet were the following:

1. Minutes from the December 2, 2019 Annual Meeting
2. Reports from all officers and committee chairpersons
3. Slate of Candidates - 2021-2022 Board of Directors
4. 2021 HOA Proposed Budget
5. Item for Capital Improvement
6. Ballot & Instructions

Included on the ballot for homeowners to vote on were:

1. Approval of minutes from December 2, 2019 Annual Meeting
2. Selection of 4 members to serve on the 2021-2022 HOA Board
3. Approval of 2021 Proposed Budget
4. Approval of the Capital Improvement

The ballots were to be postmarked (or dropped off) by December 7, 2020.

President's Report:

Vergil Esau commented on the success of the "Yard of the Month" program and expressed appreciation for the hard work of Steve Carter for organizing it and all those who participated. This beautification of homes and yards improves all of the property values in The Park.

With the help of many volunteers, the Covenant change that prohibits the sale of Park Addition properties to investors that will rent instead of live in their properties was passed. A recurring issue at The Park Annual Meetings has been the failure of some rental properties to be properly maintained, and those rentals currently comprised 10% of the properties within the HOA. With the passage of this Covenant, homeowners will be held more responsible for the upkeep of their properties. Rental owners that filed their properties with the HOA Board prior to September 1, 2020, are grandfathered in and can continue to rent their property. If and when they sell, it must be sold to someone that will live in the property and cannot revert back to a rental property.

Vergil then introduced the members of the Board and summarized their duties for the past year.

Vice President's Report:

Donnovan Karber discussed the many projects he worked on throughout the year. He was instrumental in working with the committee to create the Covenant change on rental property and collecting votes. Other projects involved making our playgrounds and walking paths more pleasing, and assisting Vergil when needed.

Financial Report:

Jim Fallis furnished the FY2020 Financial Report for the HOA which shows projected revenue by year-end of \$61,549.82 and projected year-end expenses of \$40,888.56. (Note: Actual Total Funds in Checking and Savings as of December 31, 2020 was \$41,508.95)

He also presented FY2021 budget projections. Jim reported that in 2020, there were major expenditures on the Pool for new filters, pumps, and security systems which came from deferred maintenance. Expenditures were considerably under budget in 2020, due to less spending than budgeted on pool maintenance and general maintenance. Also community events and special projects were not done due to Covid. The budget request does not include replacement of the pool heater which is estimated at \$4500.00 for the heater, and estimated operation costs of about \$1,500. If this Capital Outlay item is approved, the budget will be \$56,900.

Secretary Report:

Jan Capps stated the importance of homeowners keeping current with their email address and contact information. The website continues to be updated and the place to go for various forms (request for pool card, architectural review form used to requesting approval to install a fence, roofing material replacement, and/or other structural changes to your property) and how to contact us.

Grounds Report:

Steve Carter reported that our HOA Clean-up was a success. Several homeowners pitched in and filled the Waste Connections dumpster twice. Steve has worked all year

keeping dead branches and trash cleaned from the Commons areas, and also adding dirt/grass to several areas. We had four Yard of the Month winners. Congratulations to all of you and thanks for your hard work to keep The Park and area to be proud of!

Pool Report:

Dave Mueller discussed all of the new equipment that had been installed during 2020. A new camera system and new pool covers were installed, and the side pool stairs and south pergola were refurbished. These many improvements make our pool a fun and safe place for all. Pool rules are enforced equally to keep the environment neutral and welcoming to all residents.

Social Report:

Cindy Ainsworth reported that we had 10 new families/homeowners move into The Park HOA. Homeowners are encouraged to review the HOA Website which lists the HOA Bylaws, Covenants, Policies, etc.

Due to Covid 19 restrictions, many activities were not held in 2020. However, on July 11th, the first HOA Lawn & Garden Tour was held. Five homes opened their beautiful lawn and gardens for a neighborhood tour. An HOA Holiday Home Decorating Contest will be held and judging will be December 12th. Suggestions are welcomed for HOA-related social activities for 2021.

2019 Audit Report:

Note: This report was conducted by: John Williams, Ray Walker, and Richard Schnitzler. It was presented and approved by the Board on March 10, 2020. The report was emailed to all residents along with the March 10, 2020, minutes and posted to the website. (A copy is attached to the official minutes.)

Nominating Committee Chairperson

Kay Esau, Chairman of the Nominating Committee, reported that Bill Vines, Cathy Preston, Ray Walker, and Ray Bachman served on the 2020 Nominating Committee. With four of the current Board members ending their 2 year term, there are four openings. The following nominees have consented to have their names on the ballot: Donovan Karber, Kevin Quilty, Shane Preble, Kim Logan, and Vergil Esau.

On December 10th a meeting was held to count the ballots at Jan Capps' home. Rena Young and Becky Lehane attended. Out of 238 homeowners, 73 ballots were returned with the results as follows:

1. New Board members are Donovan Karber, Kim Logan, Shane Preble, & Vergil Esau
2. Capital Improvement Project Passed
3. 2021 Budget Was Approved
4. December, 2, 2019, Annual Meeting Minutes Were Approved

Winner of the Drawing

The winners of the drawing for exemption of two quarters HOA dues in 2021 were Larry and Mary Shoemaker.

Jan Capps
PHOA Board Secretary