

The Park Homeowners Association Annual Meeting December 6, 2021

The Park HOA Annual Meeting was called to order at 6:30 p.m. at Cross Road Church. A quorum was established with thirty-five households represented. (Copy of Sign-In Sheet and Proxy Forms Attached to Official Minutes.)

Approval of Agenda: By consensus of those present, there were no changes to the published agenda. Michael Preston moved the agenda to be approved, seconded by Rob Hartman. Motion carried.

Approval of Minutes: Billy Vines moved, seconded by Mary Preston, that the minutes of the December, 2020, Annual Meeting to be approved as printed. Motion carried.

Introductions of the current PHOA Board Officers were made.

Nominating Committee: Cindy Ainsworth, Chairman of the Nominating Committee, introduced the nominees for the two-year appointment to the HOA Board of Directors effective 1/1/2022. Cindy expressed appreciation to the other members of her committee (Susan Dudek, Kay Esau, Ray Walker, and John Williams) who helped identify potential Board Members.

Vergil opened the floor for additional nominees from those present. There being none, Billy Vines moved for approval of the current slate of candidates. The motion was seconded by Mitchell Sturdivant, motion carried. The following three homeowners were elected (via paper ballot) to serve during the 2022-2023 term: Steve Carter, Jan Capps, and Samantha Prieb.

Note: Deb Fallis, Rebecca Lucas, and Cindy Ainsworth counted ballots on both agenda items requiring a paper ballot vote. (Tally Sheet attached to Official Minutes)

President's Report: Vergil Esau commented briefly on all the work that was done in The Park by A. T. & T. bringing in fiber optics. Dealing with the digging of trenches and cables being pulled through the neighborhood was challenging, but now the work has been completed and most of the areas should be cleaned by now.

Vergil reported that to date, two properties in The Park have sold and no longer are rentals. We currently have 25 rental homes in The Park. Seventy-five percent of the complaints received by the board involved rental properties. These varied from dog bites, fences falling down, to trees/weeds growing through fences into neighbors' yards. The board will continue to monitor For Sale signs posted to inform real estate agents about the "no rentals" covenant.

Vice President's Report: Donovan Karber reported on working along with Vergil on follow-ups to homeowner concerns and emails. Reports of vandalism and how to reduce the number of incidents were discussed. Homeowners being vigilant of happenings around their homes is a huge help and much appreciated. LaVonna Vines suggested signs with age limits be posted around the tot playground. Brooke Mueller has said her company can redo our signage.

Donovan talked about the addition of the GaGa Pit game added to the commons. Adding a fun competition for kids, it was a busy place during the spring and summer. In order to cut down on the litter in the commons, trash cans were added along the paths.

Donovan addressed the need for an increase in The Park's quarterly dues. The last dues increase was in 2015, and it went from \$57 to \$60 per quarter. He called three other HOAs in our area and each of their dues were considerably higher than ours. The reasons for the increase were to replenish our pool reserve account which is being used to make some major repairs to the pool. Also, the cost of supplies for the pools has increased substantially. There are several large, old trees in the commons that are going to be needing some major trimming. All of these items are costly and in order to maintain our neighborhood aesthetically, the increase is necessary.

Treasurer's Report: Jim Fallis presented the FY2021 Financial Report for the HOA which shows a projected cash balance of \$46,300 as of 12/31/2021. Total Revenue was \$58,748.15 as of October 31, 2021 and Expenses were \$52,706.30 as of October 31, 2021 with a Total Cash Balance of \$47,808.42. There is \$14,000 in reserves for tree damage such as an ice storm (\$8,000 was spent after the last major ice storm). Major expenses during 2021 were the purchase of the GaGa Pit which came from the Projects budget line and replacement chairs for the pool area which came from the Deferred Maintenance line.

Jim reported on the addition of online dues payment. The transition has gone smoothly and currently 15-20 homeowners are paying online. There being no questions regarding the 2021 Financial Report, Jim moved on to the FY 2022 Proposed Budget.

The Deferred Maintenance account will have \$12,000 at the end of 2021. A new pool liner, repairs to the track holding the liner, and redesign of the steps are going to be approximately \$13,600. With the difference of revenue and expenses from 2021 which goes into the Deferred Maintenance line, the projected balance in that account at the end of 2022 should be \$4,065. With the proposed increase of quarterly HOA dues to

\$70, in five years this account should be \$25,000. This money would be used to do major additional pool repairs that will be needed by that time.

Jim asked for questions regarding the 2022 budget. The amount budgeted for Website Maintenance was questioned. This expense is to update the website which is almost 7 years old adding more security and making the site more user friendly. As there were no more questions, Jim made a motion to accept the 2021 budget and the 2022 budget, based on a dues increase to \$70 per quarter, be approved as presented. Motion carried. (2022 Budget voted on by paper ballot. Tally sheet attached to Official Minutes.)

Pool Chairman's Report: Shane Preble opened with a report on this summer's pool issues. With the installation of the new heater this spring, the pool was able to open a few days earlier than usual. There was no major vandalism this year, and the few minor rule violations were dealt with respectfully with no problems. Fifteen new pool chairs were purchased to replace others that were worn out. Integrity Pool has done a great job keeping the pool clean and a source of pride to our neighborhood.

That being said, our pool is 30 years old with repairs needed now and in the near future. Shane reviewed those repairs and the work that will be done in 2022 to hold until other major repairs will be needed in approximately 5 years. A question was asked about doing the long term repairs now, but financially, we aren't in a place to do those now.

Secretary's Report: Jan Capps thanked those in attendance for the communication received via email bringing items of concern to the board. She reminded them that dates for PHOA Board meetings, minutes from board meetings, and notices of events are all posted on the website. There were fourteen new homeowners added in the directory during 2021. An updated directory will be emailed at the beginning of 2022.

Grounds Chairman's Report: Steve Carter reported that the Clean-Up Day held April 17th was a big success. Several homeowners volunteered to help load the dumpster, pull weeds and sweep, and gather downed limbs from the commons. Another group of volunteers installed an additional light south of the pool. Many thanks go to all who volunteered.

Steve noted there were four Yard of the Month winners this summer: Cindy and Bob Ainsworth, Moses and Teresa Martinez, Don and Becky Racine, and Chris Martin. Several yards were beautiful but the most common disqualification was the visibility of trash cans from the street. This will be addressed in future board meetings.

Steve expressed his appreciation to the companies helping maintain the commons: Shane with Suburban Tree Works and Jason with Avant Lawn and Landscaping. They both went above and beyond to keep the commons looking nice. Thanks, also, to homeowners for letting the board know when there are areas that need attention.

Social Chairman's Report: Kim Logan reported that she welcomed 14 new homeowners into The Park this year and signed them up for our emails. When new For Sale signs appear in The Park, she continues to contact the real estate agent informing them of the "no rentals" covenant.

Kim expressed her thanks to all those homeowners who helped with the Ice Cream Social and End of Summer Pool Party. Several families attended these socials and expressed their thanks for getting together again. The Holiday Lights Contest is being judged December 18th. Kim asked for input from homeowners on other socials they would like. Suggestions were: Valentine's Day recognition and parties geared for kids and grandchildren.

2020 Audit Report: Vergil Esau referenced the audit of the HOA Financial Records which was conducted by Ray Walker and John Williams and presented to the board at the June 14, 2021 meeting. (Copy of the Audit Report attached to the Official Minutes) Cindy Ainsworth moved that this report be approved as printed and that the HOA express its appreciation to the committee members who conducted and prepared the audit report. The motion was seconded and carried.

Additional Business: Vergil Esau mentioned that addressing fences this next year would be on the agenda. A short discussion followed on the status of some of the properties currently vacant. The possibility of a Facebook Group will be readdressed at the January meeting.

Door Prize Drawing: The winners of the 10 - \$10 QuikTrip gift cards were: Rob Hartman, Alice Hatch, Brooke Mueller, Donovan Karber, Behrooz Rahbar, Barbara Gaul, Rebecca Lucas, Joshua Jantzen, Michael & Mary Preston, and Phil Gamble. The grand prize winner (exemption of two quarters HOA dues in 2022) was Linda Franklin.

Adjournment: Bob Ainsworth moved, seconded by Steve Carter, that the meeting be adjourned. Motion carried.

Jan Capps
HOA Board Secretary

