

**The Park HOA Board of Directors Meeting
Minutes of Meeting - June 14, 2021**

Members Present: Jan Capps, Vergil Esau, Jim Fallis, and Donovan Karber. Absent were Steve Carter, Shane Preble, and Kim Logan.

The meeting was called to order by Vergil at 6:30 p.m.

Approval of Minutes: Donovan moved, seconded by Jim, that the minutes from the May 10, 2021 meeting be approved as printed. Motion carried.

President's Report:

Several letters were placed on the doors of residents whose lawns were in need of attention and/or their trash containers were improperly stored. We received a very good response and many improvements have been made. Thanks to all residents for the extra effort.

Vice President's Report:

The need for permanent trash cans to be installed around the Gaga Pit, playground, tot playground, and pool was discussed. Donovan presented options for those trash cans and prices. It was decided to purchase one of the heavier duty trash cans with the option to purchase more at a later date. Jan made a motion to purchase one trash can to be installed between the tot playground and Gaga Pit. Donovan seconded the motion, and motion carried.

Donovan has documented the various acts of vandalism that have occurred recently in The Park. He and Shane will contact our Community Resource Officer to determine what steps can be taken to prevent future occurrences.

Treasurer's Report:

Jim furnished copies of the May, 2021, Financial Report, noting that dues/fees/collections for the month of May were \$3,734.00 and expenses were \$4,007.80. As of May, 2021, the HOA has \$26,226.37 in checking and \$33,270.18 in savings with a total of \$59,496.55. There was no movement at all on past due accounts. A motion to accept the May Financials was made by Donovan. Jan seconded. Motion carried.

After a short discussion, Jim made a motion that the website reflect that online payment will now be available for dues payments effective for the third quarter of 2021. Donovan seconded, motion carried. Contact will be made with Westside to get the new information on the statements and changes will be made on the website with instructions on how to make the payments.

Some old past due accounts were reviewed. Another lien will be filed on one account, and a payment was received on another account. Two residents will go over \$700 on the next statement and will be turned over to Recheck.

Jim reviewed the results from the Audit Committee, and they determined the records were accurate. The results will be filed with the Annual Report to be approved at the annual meeting.

Secretary's Report

Several emails received by The Park were reviewed. A request for a pool party brought up the restrictions that were placed on The Park Pool due to COVID. The decision to lift the COVID restrictions was made. A reminder, however, that pool parties with more than 6 guests must be approved by the Pool Manager. A couple other pool issues were discussed including card issues and an incident with the ladder. Vergil will contact Jeremy about fixing the ladder. The possibility of some sort of book exchange for residents was also discussed. This will be addressed at a future meeting.

Grounds Report:

Since Steve was absent, there was no grounds report. However, Steve had emailed that Jason had been contacted about picking up some downed branches.

Pool Report:

Vergil presented a report from Shane regarding the status of the pool. There are some significant expenses that are going to be needed in the near future. The liners on both pools will need to be replaced, a new aluminum liner track is needed at the big pool, and the ladders in the large pool need to be replaced with a different type of ladder. The estimate of these repairs would be approximately \$10,000. This will be addressed at the annual meeting.

The card reader system used needs to be looked into. This will be done when Shane returns from vacation. Increasing Integrity's pool maintenance coverage to 6 days a week was discussed. Jim moved that Shane contact Integrity regarding this increase in coverage. Donovan seconded. Motion carried.

Social Report:

With Kim being absent, there was no Social Report; however, Donovan reported that we had a good turnout for the Ice Cream Social and interest in another social at the end of summer. At final count, we had 9 residents that participated in the Neighborhood Garage Sale.

Other:

Adjournment: There being no further business, the meeting was adjourned at 8:25 pm. The next meeting of the Board will be held on July 12th, at 6:30 pm. Location will be determined as Jan will be out of town.

PHOA Board Secretary

Jan Capps