

**The Park HOA Board of Directors Meeting  
Minutes of Meeting - January 10, 2022**

**Members Present:** Jan Capps, Steve Carter, Vergil Esau, Donovan Karber, Kim Logan, Shane Preble and Samantha Prieb. Jim Fallis of the 2021 HOA Board was also in attendance to aid in the transition to the 2022 Board.

The meeting was called to order at 6:30 p.m. Introductions were made and Vergil introduced the new board member, Samantha Prieb. Once introductions were made, elections of the positions of the board members took place.

Election of officers was held with the following results:

President	Vergil Esau
Vice President	Donovan Karber
Treasurer	Jan Capps
Secretary	Samantha Prieb

The following appointments were made for chairpersons:

Grounds Chairperson	Steve Carter
Pool Chairperson	Shane Preble
Social Chairperson	Kim Logan

The minutes from the 2021 Annual Meeting were read. Donovan motioned to approve the minutes and Steve seconded. Motion carried.

**President's Report:**

Vergil discussed protocol for the meetings, and all agreed the second Monday of the month would work fine except for February and March due to Valentine's Day and Spring Break. The meeting dates/times/locations for the 2022 Board Meetings were determined. (Copy attached to the official minutes and posted on the website.)

Vergil brought up that an audit committee needs to be appointed to review the 2021 PHOA Financial Records. Jan said she would contact several homeowners to see if they would be willing to serve on this committee.

Discussion around a Facebook page for the Park was also discussed. At this time the decision was a no, but decided we would bring it up at each meeting to see if anything changes.

**Vice President's Report:**

Donnovan brought up concerns to be discussed for 2022. There are a lot of fences in the area that need to be replaced, mailboxes that are falling over, and then adding lights around the toddler park and more benches/trashcans around the walkways.

### **Financial Report:**

Jim, the previous treasurer, helped newly elected Jan review furnished copies of the December, 2021, Financial Report, noting that dues/fees/collections for the month of December were \$598.19 and expenses were \$2,460.41. As of December, 2021, the HOA has \$11,288.65 in checking and \$33,279.93 in savings.

Following a discussion regarding the delinquent accounts and accounts turned over for collections, Shane moved, seconded by Steve, that the Board accept the Treasurer's December, 2021 Financial Report as printed. Motion Carried (Copy of report attached to official minutes.) After ensuring the financials were reported correctly and there were no questions, Jim left the meeting.

### **Secretary Report:**

It was noted that there were 6 new homeowners and 6 new initiation fees paid. Jan reviewed the information received from Westside Bookkeeping regarding these new homeowners.

### **Grounds Report:**

Steve discussed a bid for spraying weeds for about 50,000 square feet within our area. When he provided a map of the area, there was discussion about doing a few other areas. He said he would go back to get a quote and bring it to the February meeting. April 9<sup>th</sup> is the tentative date scheduled for Spring Clean Up.

### **Pool Report:**

Shane will meet with Dave to review the pool procedures/contracts. Shane also talked about the status of the new pool liner. We finalized which pool liner to use. Shane also let us know that the 15 pool chairs he ordered had been received and said he will be looking to put those together during spring cleanup day.

### **Social Report:**

The success of the Yard of the Month program and the Christmas Lights Contest were reviewed. The consensus was to continue with these programs for 2022. Discussion

about bringing back the garden tour also came up. The board is wondering if there are any families interested in being involved. If so, please let any of the board members know. It was discussed that May 21<sup>st</sup> will be the welcome pool party/opening party. There was discussion about doing an ice cream social in June, and in July an end of the year party. Dates will be discussed at a later time.

**Other:**

Several issues were brought up. A home in the area that is currently being remodeled has been broken into multiple times and there are a lot of holes in the walls. Neighbors in this area have been notified to watch this house for anything suspicious, and to please notify us.

The 3 teens involved in the vandalism at the tot park have been found and the parents have been notified. The teens will be doing community service to make up for their actions.

A discussion was held regarding fees assessed to homeowners due to noncompliance with The Park Covenants and Bylaws and what the next steps will be in receiving those fees. A letter has been sent to a homeowner for not fixing their fence and at this point, the homeowner will be fined. Another homeowner will be notified and given until January 30<sup>th</sup> to get a proposal and timeline when repairs will be completed. There is also a house that is empty and there seems to be a lot of trash in the area and a broken fence. We are looking into how to get this cleaned up.

Finally, there was talk about setting up sub committees for pool and grounds projects. We will be talking about this more next month. We will also be looking for volunteers to help neighbors rake leaves, shovel snow, or other jobs that they may need help with around their home. It was discussed if any teens need community service hours, the board would sign off on things like this. If you or someone you know would be interested in assisting with a project like this, please let us know. Also, if you or someone you know could use help with projects like these, please also let us know.

**Adjournment:** There being no further business, the meeting was adjourned at 8:35. pm. The next meeting of the Board will be held at Kim Logan's house, 2518 Yellowstone Circle, on February 15th, at 6:30 pm.

Samantha Prieb  
PHOA Board Secretary