

**The Park Homeowners Association Annual Meeting
December 12, 2022**

The Park HOA Annual Meeting was called to order at 6:35pm at Cross Road Church. A quorum was established with 44 households represented.

Approval of Agenda: By consensus of those present, there were no changes to the published agenda. It was moved by one homeowner to approve the agenda as is and seconded by another homeowner. Motion carried.

Approval of Minutes: It was moved by one homeowner and seconded by another homeowner, that the minutes of the December 2021, Annual Meeting to be approved as printed. Motion carried.

Introductions of the current PHOA Board Officers were made.

Nominating Committee: Kay Esau, Chairman of the Nominating Committee introduced the nominees of the two-year appointment to the HOA Board of Directors effective 1/1/2023. Kay expressed appreciation to the other members on the committee who helped identify potential board members. The committee found six nominees to run for the board and four will be chosen. We had 3 people count the ballots. The following four homeowners were elected (via paper ballot) to serve during the 2023-2024 term: Kim Logan, Linda Franklin, David Mueller, and Daniel Voyles.

President's Report: Vergil Esau reported that his report was sent in the HOA packet. He highlighted that a new pool liner was put in this past summer, we ended the year under budget and let us know that there was a small drop in rentals this year. He thanked everyone for their hard work in taking care of their properties and taking care of the pool and park areas.

2021 Audit Report: Vergil Esau referenced the audit of the HOA Financial Records which was conducted by Cindy Ainsworth, Ben Povall, and Michael Preston. This report was sent out in the HOA Packet. After questions regarding installing the gaga ball pit outside the budget, it was moved and seconded to approve the audit report. Motion Carried.

Vice President's Report: Donovan Karber reported on the new light that was put in at the tot lot during Spring Clean Up. Thank you to David Mueller for your help putting this up! He also reported that there were two trash cans put up in the neighborhood, one at the tot park, and one at the other park by the pool. This has helped keep the neighborhood clean. Donovan then let everyone know that new soccer nets were put up this summer and it's been fun to see kids playing over there. Donovan ended his report with the car break ins we saw over the summer. He worked with our local police, and it seems to be under control. We thank all the homeowners that tried to send in video feeds to help with this matter.

Treasurer's Report: Jan Capps presented the 2022 Financial Report for the HOA which shows a projected cash balance of \$36,038.68 to end the year. As of October 31, 2022, total cash was \$41,667.39. Total revenues as of 10/31/22 was \$64,418.96 and total expenditures as of 10/31/22

was \$63,970.71. Expenditures from Reserve Accounts was \$18,158.69. Major expenses during 2022 were the new pool liner which came from Deferred Maintenance Pool and cost \$15,558.69. There also was a tree in the commons area that fell on a homeowner's roof. The cost of this was \$2,600.00 and was taken out of Deferred Maintenance Storm Damage.

The Deferred Maintenance Pool account will have \$7,500.00 at the end of 2022. The Deferred Maintenance Storm Damage account will have \$11,400.00. General Savings, we have \$3,725.34. The expected reserve account balance by the end of 2022 should be \$22,625.34.

Jan then reported on the budget request for 2023. The amount requested for 2023 was \$61,295.00. This is about \$2,000.00 more than last year and taking into consideration the rising cost of certain things like utilities and such. With no questions from any of the homeowners present, the 2023 budget was voted on by paper ballot. The budget passed 44-0.

Secretary's Report: Samantha Prieb gave a brief update on what she does thru the year. She let us know that she monitors The Park emails, takes minutes at all board meetings, sends them to homeowners, and posts them on the website. She also mentioned she was the one that updates the website with what is going on in the neighborhood. Samantha then spoke on The Park Survey that was sent out in the HOA packet this year. This survey had 9 options for homeowners to choose what projects they would support in the coming years. These surveys will be looked at and discussed on what options will be done in years to come. We appreciate everyone who took time to fill this out. If you would still like to turn yours in, please email theparkhoa.wichita@gmail.com.

Pool Chairman's Report: Shane Preble was unable to attend the meeting, so Donovan gave the pool update provided by Shane. As Vergil reported, Donovan mentioned the pool liner being replaced this past summer. He said it should be good to go for about 5-7 years but then eventually the pool will need to be refitted with a different bracketing system and concrete work. The board will continue to monitor this and budget out this future expense. Donovan also mentioned that both motors in the pools went out this summer so those were also replaced. He said this should cut costs for the next couple of years with everything being replaced this year. He then mentioned we may need to invest in a new pool card reader, but the new Pool Chairman can look into this more in the next few months.

Grounds Chairman's Report: Steve Carter reported that the Spring Clean Up Day held on April 2nd was a big success. He said they hauled off quite the load of stuff. He thanked all of the homeowners who came out that day to help load the dumpster, pull weeds, cut down limbs, put of the tot lot light, and put together new pool chairs.

Steve noted there were four Yard of the Month winners this past summer: Mark and Linda Borofsky, Dan and Kathy Schulte, Daniel and Judy Voyles, and Dale and Mary Reed. Several yards were beautiful, but the most common disqualification was the visibility of trash cans from the street.

Steve's final report was on tree trimmings and tree removal. He said this year they've been busy getting numerous trees trimmed or removed thru out the neighborhood. Steve said there are still a

lot of trees to be trimmed and will discuss this at future board meetings with his new budget for 2023.

Social Chairman's Report: Kim Logan reported that she welcomed 13 new homeowners into The Park this year and got their contact information for our emails/updates. Kim continues to monitor when For Sale signs appear to ensure they do not become rentals.

Kim then reported on the annual ice cream social and the annual neighborhood pool party. She said both events went over very well, and everyone seems to enjoy them. She mentioned having the annual pool party earlier in the summer, so it isn't as hot and close to school opening. This will be discussed at a future board meeting.

Kim ended her report with letting everyone know that the Holiday Light Contest will be December 18th and judging will take place between 6pm and 9pm.

Other Business: There was no other business discussed at this time.

Door Prize Drawing: John Vossen won the grand prize which was the exemption of two quarters HOA dues in 2023. Ten other homeowner's names were pulled to win \$10 QuikTrip gift cards.

Adjournment: One homeowner moved, seconded by another homeowner, that the meeting be adjourned. Motion carried. The meeting ended at 7:52pm.

Samantha Prieb
HOA Board Secretary