

The Park Board of Directors Meeting

June 8, 2015

Draft

Members Present: Cindy Ainsworth, Grant Delmar, Vergil Esau, Stephanie Hartman, Don Racine, Roy Richter, and Ray Walker.

Guests Present for a Portion of the Meeting: Rob Hartman, Brooke Mueller, Angela Hottle, Rebecca Lucas-Boardeaux.

Call to Order: The meeting was called to order at 6:50 p.m.

Quorum Established: All members were present

Approval of Agenda: The agenda was approved as printed/mailed to all Board members in advance of the meeting.

Approval of Minutes: Grant Delmar moved, seconded by Roy Richter, that the minutes of the May 11th meeting be approved as printed. Motion carried.

Proposal for Neighborhood Social Events: Brooke Mueller, homeowner, indicated that she had visited with several neighbors who have expressed an interest in planning an HOA social event. She indicated that they were thinking about an event that would appeal to families and all age groups (i.e., cook-out with the HOA providing hot dogs/drinks, and attendees bringing a dessert, salad, etc., and possibly having a contest for best meat dish, best salad, best homemade ice cream). They would like this to be an evening event sometime in August, where everyone could enjoy the pool, rent a bounce house for the younger kids, bicycle decorating contest/parade, and volleyball for teens/adults. Rebecca Lucas-Boardeaux and Angela Hottle have volunteered to help plan this event.

After further discussion, Vergil Esau moved that the Board authorize up to \$350 for this event, and that Brooke and her committee bring a formal proposal and cost estimate to the July 13th meeting for final approval. The motion was seconded by Cindy Ainsworth and carried.

Brooke also volunteered to create/manage a Facebook account that would be a “closed group” for The Park HOA members only. Those homeowners who want to participate could easily share information with one another (pictures, activities, items for sale, babysitting info, etc.). This info would only be accessible to members within the group, and not to your other FB Friends, or Friends of Friends. Brooke indicated that she would create a proposed FB Page/Account and share it with Board members at the next meeting. There is no cost involved in creating a FB page.

Grounds Report: Don Racine reported that he had recently contacted Waste Connections in an effort to negotiate a new, lower contract for the HOA. The **new, proposed** contract reflects the following changes in fees:

- 64 Gallon Container - \$39/quarter (currently \$51)
- 96 Gallon Container - \$45/quarter (currently \$57)
- Annualized Savings - \$48 for 64 and 96 gallon containers
- Waste Connections will continue to provide free trash pick-up at the pool during the months the pool is open.
- Waste Connections will provide a free 40 yard dumpster for HOA Annual Clean-Up Day (an approximate \$650 value)
- There is no requirement to have a certain % of homeowners to participate in the service in order to obtain the new, lower rates.

Board members questioned whether they should enter into a five-year agreement with Waste Connections, although they did feel that this was an excellent contract that would benefit all members of the HOA. It was noted that should the Board not elect to sign this new agreement, homeowners would continue to pay the current rates until the current agreement expires. Don Racine indicated that he would contact Waste Connections in the morning to obtain clarification on the legal obligation of the HOA Board should we sign this agreement.

Upon further deliberation, Grant Delmar moved, seconded by Cindy Ainsworth that the Board approve this agreement, pending final clarification from Don on any potential financial obligation that the HOA might incur. Motion Carried. (*Note: Don talked to WC on 6/9/2015. They reaffirmed that by signing this agreement, the HOA Board would not be able to enter into an agreement with any other trash company for five years. It does not, however, financially obligate homeowners who do not wish to utilize their services from obtaining services from another trash hauler as a private individual.*)

President's Report: Stephanie Hartman summarized several activities which have taken place during the past month.

1. She expressed appreciation to Rob Hartman, Grant Delmar, Vergil/Kay Esau, and Bob Ainsworth for their work in landscaping The Park Entrance sign, trimming trees, removing shrubs, and planting flowers. Rob presented a proposed plan for further landscaping the area to include shade tolerant annuals, ornamental grasses, hostas, and a new spotlight for the entrance sign. It was also noted that one of the columns at the entrance is starting to lean. It was agreed that the Board would obtain bids for the electrical work, and explore options for fixing the post. Vergil Esau moved that the Board approve up to \$500 for the purchase of additional landscaping materials for the front entrance. Grant Delmar seconded the motion, which was subsequently approved by those present.
2. Stephanie noted that several mailboxes within the HOA are in need of repair (straightening, paint, address numbers, etc.), and suggested that the Board

consider designating the month of July as “Mailbox Month”. Board members agreed and approved by consensus that the homeowner with the most improved mailbox would receive a \$25 Visa Card. Homeowners should submit their “before and after pictures” via email to: theparkhoa.wichita@gmail.com by no later than July 31st. The Board will vote on the most improved mailbox at their August meeting. Cindy Ainsworth indicated that she would post an announcement on the website and send out a group email to homeowners who have provided their email addresses.

3. Board members were reminded of the Area-wide garage sale on Thursday-Saturday, June 11-13. Banners have been posted at all entrances to The Park, plus at Tyler and Yosemite. Advertisements have been placed in the Eagle, on Facebook, and on Craigslist.
4. Appreciation was expressed to Aubree and Garrett Delmar for painting/decorating the pop machines at the pool. Stephanie noted that they will also be maintaining these machines throughout the pool season.
5. New neighbor, Rebecca Lucas-Boardeaux was welcomed to the HOA and presented with a small tray of muffins.
6. Stephanie Hartman reported that the person who was involved in a recent neighborhood burglary has been apprehended and the legal process will be served. She also noted that the following message was received via email from the individual’s stepfather:

“A message to The Park HOA and the members of the surrounding community. My name is _____ and I am a member of The Park HOA as well as a resident. I am also the step father of the alleged perpetrator of the vandalism/burglary that occurred on May 23rd. I can’t express how deeply saddened we are with our son’s recent behavior and how very sorry we are for any damage or loss he may have caused. _____ is 20 years old and has not lived with us for several years. He was visiting friends when the incident occurred. On behalf of my entire family, please accept our deepest apologies. We feel terrible about what happened and are very thankful that nobody was harmed, including _____. He is very lucky to still have his life today. For that we are thankful. We look forward to the neighborhood watch meeting and will do whatever we can to help create a safer neighborhood. Thank you for your time.”

Board members expressed appreciation for the father’s note, and recommended that this communication be included in the minutes of the June 8th meeting as a way to share this information with other homeowners.

Stephanie also reported that she had contacted Officer Perkins (of the Wichita Police Department) regarding a Neighborhood Watch Program within the Park. He indicated that with the rapid advances of social media, many of the Neighborhood Watch Programs are going by the wayside. He stated that the HOA is being proactive by having its own website and developing a group email list which allows neighbors to quickly communicate regarding neighborhood issues.

Vice-President’s Report: Grant Delmar reported that the Architectural Control Committee had received an amended request from Donovan Karber to change the

material to be used on his patio roof (previously clear, Plexiglas material to a residential steel roofing material. Grant circulated the brochure/color choice that the Karber's had proposed, and Board members approved by consensus. Vergil Esau noted that the proposed revisions to the Bylaws will contain more specific information pertaining to the HOA requirements relating to roofs, decks, home additions, and other structures within the HOA.

As part of the HOA's goals to trim trees and other brush located within the commons, it was suggested that the pine tree adjacent to the walking path on Glacier is in serious need of trimming at the bottom of the tree so that the mowers can get under this tree. Grant noted that he, along with Bob Ainsworth, Rob Hartman, Behrooz Rahbar, and Richard Schnitzler spent several days this past week trimming trees, hauling off limbs, etc. He noted that when funds are available, it might be nice to add an additional walking path in the small commons area on the eastside of the neighborhood leading up to the Pawnee Prairie Natural Trails.

Secretary's Report: Cindy Ainsworth distributed copies of the HOA Expense Reimbursement Policy that was approved at the May 11th meeting, along with a copy of the Expense Reimbursement Request Form which must be accompanied by receipts when requesting reimbursement for out-of-pocket expenses associated with the operation of the HOA. A copy of these documents will be posted on the HOA Website. (Copy Attached To Official Minutes)

Board members were provided with an updated listing of HOA members with email addresses. Currently, we have approximately 44% participation in the HOA group email listing. Efforts will continue to be made to collect additional addresses as a way to provide timely communication to homeowners and reduce postage/printing costs.

Cindy presented a statistical report showing the number of times that the ParkBark website has been viewed during the past 30 days (955 sessions).

Treasurer's Report: Ray Walker presented the HOA Financial Report for the period ending 5/31/2015. (Copy Attached To Official Minutes). He noted that the balance in the checking account was \$16,673.61, after payment of monthly expenses of \$4,716.97. He also noted that the HOA should be receiving a large check from Kansas Secure Title as payment on a past due lien on a house that was sold. Currently, there are only three homeowners whose pool cards have been shut off due to being two quarters past due on their HOA dues, and follow-up letters will be sent shortly.

Ray reported that he has spent an extraordinary amount of time working with Andy Stallard (the individual who installed the pool security system last year) in an effort to get the system running more efficiently. Currently, he has been making multiple trips with his laptop to the pool to activate pool cards since the system will not allow him to do this remotely from his home. After lengthy discussion relating to internet service and the need for an additional DVR for back-up, Vergil Esau moved, seconded by Cindy Ainsworth, that the Board authorize Ray to spend up to \$200 for a new DVR, and that

Roy Richter explore the cost to add internet service at the pool through AT&T and/or Cox. Motion carried.

There was also discussion on the need to provide additional lighting at the pool and playground areas for security reasons. No action was taken at this time.

Pool Report: Roy Richter reported that he has received many comments regarding the improvements that were made to the Men's and Women's Restrooms at the pool. He also noted that there is a need to install larger ventilation fans/turbine that would draw the heat out of these rooms during the summer. No action was taken on this item.

The Board recognized the need to purchase additional lounge chairs and tables for the pool as many of the chairs/tables have been broken. Roy will research this item further to identify potential vendors and the cost per chair/table.

As a result of the recent vandalism at the pool, Vergil Esau moved, seconded by Ray Walker, that the Board offer a \$100 reward for information relating to the names of the individuals who broke into the pool. Motion carried. Cindy Ainsworth will post a sign at the pool.

It was also noted that Sean Hottle has offered to help anchor the bike rack to the cement as a deterrent to others who try to enter the pool area after hours.

Bylaws Committee Report: Vergil Esau announced that the Bylaws Committee had met twice, and another meeting has been scheduled for June 9th. He stated that the committee has been reviewing both the HOA Covenants and Bylaws, and upon discussion with his personal attorney, he learned that it would be more appropriate (legally) for the Covenants to remain as originally created, and that specific changes be made primarily to the HOA Bylaws. Vergil further stated that he would like the Board's approval to have this attorney to review the proposed changes that the Bylaws Committee has suggested from a legal standpoint before presenting them to homeowners for review and approval. Cindy Ainsworth moved, seconded by Roy Richter, that Vergil Esau be authorized to spend up to \$200 for legal review of the HOA Covenants/Bylaws. Motion approved.

New Business: Stephanie Hartman reported that several homeowners have expressed an interest in starting crafts/scrapbooking groups. There is currently a small group of men who have decided to meet weekly for morning coffee on Wednesday. Locations vary, but generally are in a neighbor's backyard. Anyone interested in joining one of these groups should send an email to: theparkhoa.wichita@gmail.com

Adjournment: The meeting adjourned at 10:00 p.m.

Cindy Ainsworth
HOA Board Secretary