

The Park HOA Board of Directors Meeting

Meeting Minutes

Aug 1, 2016 @ The Hartman Residence

Members Present: Brooke Mueller, Bill Packard, Stephanie Hartman, Moses Martinez, and Grant Delmar.

Guests Present: Vergil Esau and Rob Hartman

Call to Order: The meeting was called to order at 6:20 pm, at the Hartman residence.

Quorum Established: A quorum was established.

Approval of Agenda: Motioned approve by Grant Delmar, seconded by Ray Walker.

Approval of Annual Minutes: Motioned approved by Grant Delmar, seconded by Bill Packard.

Covenants and Bylaws discussion with guest, Vergil Esau. The packets will be mailed to homeowners for them to review and vote on new by-laws and covenants. Vergil passed around a bid for the packets and mailing by his company with a discount and no additional costs for mailing. He will also have a few detailed residents review the documents before printing. Grant Delmar motioned to get an additional bid on the cost for the packets, Bill seconded the motion. All were in favor, motion carried.

Flooding problems discussion with Landscape Architect, Rob Hartman. Bill, Grant, and Rob walked the commons areas to review drainage. Homeowners have sent in pictures of concern, but those areas drain appropriately during normal rain and storms. Regarding the area between the two Yellowstone Courts, near the commons sidewalk, no action is to be taken. Disturbing the area may increase issues. The drainage pipe in the 2500 block of Yellowstone Circle will need to be cleaned out and rock or flagstone put down, then re-graded near the commons sidewalk area. Putting a grate in the area will plug up the drain and cause more issues. Bill motioned to have Jason with the lawn company add extra dirt in the fall to the Yellowstone Circle drain, clean out the area, and lay rock down. Ray Walker seconded the motion. All were in favor, motion carried.

President's Report – Stephanie Hartman:

Several of the lounging chairs have been broken. Grant motioned for Stephanie to purchase more furniture, Bill seconded the motion. All were in favor, motion carried.

Bill Packard – Vice President's Report:

The HOA entrance sign will be fixed this fall, when the weather cools down.

Secretaries Report – Brooke Mueller:

Pool party will be held August 13th. A general sign was installed; no mailers will go out to homeowners unless the Covenants and Bylaws packets are mailed before the party. One fence panel will need to be removed at 3 pm to improve flow. The band Occam's Beard, will play or have music playing during the party. A board member suggested no alcohol, but was not discussed further.

There was a pool incident where an inebriated guest was left unattended at the pool. Police were called due to the man being verbally and physically aggressive towards other swimmers at the pool. Brooke was shoved by the man after trying to remove him from the pool. The man was not from the HOA and the member of the HOA who invited him, left before police arrived. Ray was able to review whose cards were used during the time frame of the incidents and reviewed the security footage to find out who the homeowner was that let him in. Said homeowner had their pool card revoked after the incident. *It was noted that while reviewing the cards, several people who were there were not members/residents and were unaccompanied as required. Homeowners need to remember the board can review all badge swipes and security footage (24 hours) to revoke pool access at any time. If alcohol becomes an issue at the pool the board will revisit the rule.* Charges have been filed against the man. Next year a floater cell phone may be used for the pool to prevent the escalation of issues and for homeowners to have better access to the board, but that will be up to next year's board.

Treasurer/Pool Report – Ray Walker (absent):

Financially the HOA is “in the green” and maintaining a healthy budget. Grass and mowing is currently the greatest cost to the HOA.

The pool cover needs repaired. Ray motioned to have the repairs done by a tent company and pool noodles purchased to protect the repaired cover in the fall. Grant seconded the motion. All were in favor, motion carried.

Ray will speak with Andy Stollard regarding a better security system. Grant motioned for Ray to price and purchase a better system & will be reviewed via email by the board and approved.

Bill seconded the motion. All were in favor, motion carried.

The board will look into the cost of putting lights on the backside of the pool house that won't be disruptive to residents.

Grounds Report – Grant Delmar/Moses Martinez:

Grant motioned for residents and board members to keep stacking sticks and limbs into piles to be picked up during clean up day or before. Only commons area limbs are to be stacked and anyone caught putting personal limbs in these stacks are in violation of the HOA. Brooke seconded the motion. All were in favor, motion carried.

Moses will install shelves in the new shed once the weather cooperates. Someone will make copies of the shed key so all have access.

Moses proposed the board's dues be waived as other HOA's in the area do. The other board members were not in agreement as it was an issue that arose in the past with the previous board and hadn't been known of by residents until after the new board took over last year. The current board members volunteer to maintain the neighborhood and keep it running in an appropriate manner.

It was also mentioned that there are many pool parties. Most other HOA's charge people a deposit, reimbursed after the party. A Senior board member reminded all that it is not the board's duty to police the pool or other areas. It was also mentioned that 3 or 4 board members currently spend at least an hour + a day working on HOA tasks and unless someone else can assist, there is no more time to dedicate to the pool or other activities.

Adjournment:

Meeting was adjourned at 8:50 pm by Brooke, seconded by Bill. Motioned carried.

The next board meeting will be at 6:00 pm on Sept. 12 at the Mueller residence.