

The Park HOA
Annual Meeting
December 10th at Cross Road church

Call to Order: Grant Delmar Called the meeting to order at 6:38 p.m. establishing a quorum. The previous Annual meeting's minutes from 2017 were approved with a motion by Rob Hartman, second from the floor and a voice vote of the Residents.

Board members present and introduced by Grant Delmar were: Grant Delmar, Jim Fallis, Lee Nutter, Jeff Griswold, Ray Walker, and Rob Hartman.

Nominating Committee Report:

Kay Esau spoke on behalf of the nominating committee which consisted of Kay Esau, Brooke Mueller, and Cindy Ainsworth. Kay stated that The Committee met three times and were able to obtain seven Residents to run for the HOA Board, one whom withdrew at the last minute, leaving six Nominees to elect to the four positions, serving 2019-2020.

Open seats on the Board for 2019-2020:

- Grant Delmar (who has served on the Board since 1/1/2015)
- Rob Hartman (who has served on the Board since 1/1/2017)
- Ray Walker (who has served on the Board since 1/1/2015)
- Pat Rausch (who resigned during her term)

The Nominees were:

- Cindy Ainsworth
- Vergil Esau
- Donovan Karber
- Dave Mueller
- Ray Walker
- J.R. Youngers

Kay invited each of the Nominees to speak the meeting stating their desire to serve on the Board. At the end of their introductions Grant asked if there were any other nominees from the Residents. There were no additional nominations. At this time discussion of the budget commenced so that the budget and board votes could be done simultaneously since both were on the same ballot.

Budget Report:

Ray Walker began discussion with the budget, stating that projected revenues in the previous budget were based on past experience, and that this year's revenues would likely meet the amount budgeted once dues received in December were counted. Cindy Ainsworth, requested clarification on the water expenditures which were over budget. Ray explained that it was difficult to separate water used in the pool from water used in irrigating the commons due to Water Department billing practices, and our current expense reporting practices. Cindy, and Mark Barofsky both requested clarification on what the balances were in Savings Vs Reserves. Ray stated that Reserves and Savings combined amounted to approximately \$33,000. Both stated that they were satisfied with the amount but stated that the report could be clearer.

At this time Grant after asking for more budget discussion requested that the attendees complete their ballots for the Board Candidates and the Budget approval.

President's Report:

Grant Delmar presented a review of the activities of the Board during the previous year:

January

4 new Board members took office and duties were voted on as follows:

President: Grant Delmar

Vice President: Rob Hartman

Treasurer: Ray Walker, backup Jim Fallis

Secretary: Jim Fallis, backup Pat Rausch

Grounds: Rob Hartman, Jeff Griswold

Pool: Ray Walker, Lee Nutter

February

- Discussions on projects for the year and dates

March

- Commons maintenance began.
- Emprise bank account changed to reflect new Board members with check signing authorization.

April

- Fixed irrigation system in commons area south of Glacier between Teton and Carlsbad. Identified areas within irrigation zone to be reseeded.

May

- Denene Sign installed
- Pool Opened

June

- Neighborhood cleanup day
- Garage Sales

July

- Pool Vandalism
- Playground equipment installed

August

- Playground Edging installed
- Drain Repair near Yellowstone Circle

September

- Entered into new waste agreement with Waste Connections
- Removed dead tree from Commons

October

- Soccer Goals installed behind Denene
- Prep for Annual Meeting

November

- Planning for annual meeting
- Audit committee and Nomination Committee reports

December

- Annual meeting
- Commons cleanup branches picked up leaves mulched
- Solar Lights installed on Denene sign

During the discussion around the Presidents report several of the Residents had comments about vandalism, and signage in the commons and around the playground areas. The advisability of having planters around the pool was discussed in that the planters being thrown in the pool made the vandalism issue more expensive that it would have been otherwise. It was also decided that signage around the play areas and in the commons should be addressed, although no action about signage was voted in at this meeting it was discussed that the incoming board should address the issue. Signage stating maximum size and age for use of the kiddy playground equipment was suggested, as several residents had seen teenagers abusing the equipment. It was also thought that signage would help with any liability that the HOA might incur.

Vice President's report:

Rob Hartman discussed mowing contracts for the upcoming year. He had been in discussion with Jason Avant the current mower about a new 5 year contract. The rates would be \$675, \$700, \$725, \$750 per mowing with an estimated 20 mowings per year. Rob stated that this was a good rate and Avant has been very cooperative with the HOA regarding mowings and debris removal in the commons. Jeff Griswold had gotten a quote for mowing the commons from Jason Wolf, and stated that the bid was within a few dollars of the bid from Avant. Rob stated that he would recommend accepting the bid from Avant. John Williams motioned to vote to accept the bid, Stephanie Hartman seconded the motion, which passed by voice vote.

Rob discussed a project that the board wanted the residents to consider although it was not to be in the budget for this year. The idea of Pickleball court had been brought up at previous meetings. Estimates for a double Pickleball court with a concrete surface

and nets which could possibly double as a basketball court was expected to cost about \$23,000. Rob asked for other suggestions for projects from the gathering. One idea offered was to install free standing gym equipment such as pull up bars such as is found in some of the city parks.

Rob discussed tree maintenance in the Commons, dead trees had been removed from the commons at a cost of \$2000 for one tree. Grant pointed out that this was just for one tree, and should be kept in mind for future boards since a large ice storm could result in a very expensive cleanup for the trees in the Commons.

Secretary's report:

Jim Fallis discussed his activities during the past year, which included keeping up the Website, updating email listings, and sending out violation letters. The violation letters centered on decrepit vehicles that were not registered.

Pool report:

Ray Walker said that Aquasizers recommended a new pool cover for the kiddy pool. The current cover is not a safety cover and would not support someone's weight if they walked across it.

Ray stated that he had visited with a WPD detective about the July Pool vandalism incident. The Detective stated that he is going to visit the school where one of the vandals who had been identified attends. He will get the identities of the vandals that had not been named and the will proceed with legal actions. The monetary requirement for the incident to be a felony is \$1,500 in actual physical damage Ray said that the damage to the physical items at the pool was less than this, and that this made him think that we are far down the list.

Ray also brought up the possibility of deactivating all of the pool cards and reactivating them when the pool opens next year. He said that there are numerous cards which were never turned in when residences were sold and that this was the only way to be certain that only residents had access to the pool. There was also discussion that no one should be allowed into the pool if they did not have a card. There were known instances of non-residents using other's cards to gain entry, as well as people being let in when they say they had just forgotten their card. Ray also stated that attendance at the pool was very high this year.

There was discussion about improving the security at the pool, with an updated camera system, as well as possibly installing LED lights.

There was also discussion about posting signs in the kiddy pool stating age restrictions.

Audit Committee Report:

Vergil Esau presented the following Audit committee report to the meeting.

2018 AUDIT OF 2017 BOOKS
THE PARK HOA

PREFORMED
BY
RICHARD SCHNITZER
AND
VERGIL ESAU

FINDINGS AND RECOMMENDATIONS

Reviewed monthly financial reports.

Reviewed bank statements and found to agree with monthly financial statement.

Checks connected to invoices and purchase orders in most cases.

Not monitoring budget on a monthly basis to be sure expenditures are below 105% of budget. Westside Bookkeeping indicated they can generate that report, monthly, if we provide them the approved budget after the December annual meeting.

Annual tax returns and Kansas Corp Reports for 2017 were filed.

1099's given to treasure to sign and mail.

Duplicate list of Home Owners kept by Westside Bookkeeping and HOA. Recommend the two lists be compared periodically.

Recommend liens be filed on additional past dues.

We recommend audit be done on current year rather than one year after the fact. This would allow only an eleven month audit.

Report for eleven months of 2019 would be made at the December 2019 annual meeting. Current audit procedure means recommendations made at annual meeting are not implemented until a full year after being made.

Recommend paying liability insurance yearly or quarterly to avoid \$5.00 per invoice processing charge. Providing we have the reserves.

Vergil asked for questions from the attendees but there were none.

Voting Results:

Mary Reed reported the voting results to the meeting.

Cindy Ainsworth, Vergil Esau, and Donovan Karver were all elected to the board, with David Mueller, and Ray Walker tied for 4th. While voting on the 4th seat Ray Walker volunteered to withdraw from the election, and offered to manage the pool while not on the board.

Daryle Christensen moved that Ray's suggestion be accepted, and that David Mueller would be the 4th board member and Ray would retain management of the pool. Stephanie Hartman seconded the motion and the motion was approved by voice vote.

Grant Delmar handed out the door prizes to the group, and asked if there was any more business to bring before the meeting. There was no new business and after motions from Rob Hartman and seconded by Jeff Griswold the meeting was adjourned by Grant at 8:11 PM