

**The Park HOA Board of Directors
Minutes of Meeting – January 14, 2019**

Members Present: Cindy Ainsworth, Vergil Esau, Jim Fallis, Jeff Griswold, Donovan Karber, Dave Mueller, and Lee Nutter.

Others Present: Grant Delmar and Ray Walker.

The meeting was called to order at approximately 6:30 p.m.

Election of Officers – 2019

The following HOA Board Officers were unanimously approved by those present:

- Jim Fallis moved to nominate **Vergil Esau, as President**; the motion was seconded by Lee Nutter and approved.
- Vergil Esau moved to nominate **Lee Nutter, as Vice President**; the motion was seconded by Donovan Karber and approved.
- Jim Fallis moved to nominate **Cindy Ainsworth, as Secretary**; the motion was seconded by Vergil Esau.
- Donovan Karber moved to nominate **Jim Fallis, as Treasurer**; the motion was seconded by Dave Mueller and carried.

The following **Committee Chairs** were selected for 2019:

- **Grounds Committee – Donovan Karber**
- **Pool Committee – Dave Mueller** (Ray Walker, Liaison)
- **Social Committee – Jeff Griswold**

Pool Report

Ray Walker, 2018 Pool Chairman, updated Board members on the status of the investigation involving the vandalism of the HOA pool in late June, 2018. He indicated that Wichita Police Officer Pennington had visited with officials at the Goddard School system, who positively identified the four vandals. He indicated that this matter was being forwarded to the Office of the Sedgwick County District Attorney to set up “criminal charges” since the vandalism involved in excess of \$2,500 to The Park HOA Community Pool (pool clean-up, destruction of lounge chairs and tables). *(Copy of Email Communication Between Ray Walker and Officer Pennington Attached to Official Minutes)* Grant Delmar added that in his discussions with Aquasizers Pool Management, he was told that this was the worst case of vandalism they had seen in their 25 years of pool maintenance.

Ray Walker indicated that Lowe's currently have small, plastic stack tables (similar to those that were destroyed) on sale for \$16.99. Lee Nutter moved, seconded by Donovan Karber, that the Board authorize Ray to purchase 10 additional stack tables at Lowes. Motion Carried.

Board members were advised that the three-year contract with Aquasizers expired as of 12/31/2018, and Ray indicated that he had not yet been able to obtain a new contract for the 2019 Pool Season. He indicated that the owner of Aquasizers is re-evaluating his ability to continue providing the HOA with 7-days/week service which includes not only pool maintenance, but daily clean-up of the pool deck, trash, and restroom facilities. Dave Mueller moved, seconded by Jim Fallis, that the Board proceed with obtaining at least two bids for pool service. Motion Carried. It was suggested that a pro forma be prepared which outlines services to be "bid on" so that all companies are submitting bids and quoting prices for the same service. It was also agreed that the HOA could reduce the number of days (every other day vs. every day) in which pool maintenance is provided during the months of May-September. Dave Mueller indicated that he would follow-up on this issue.

As a follow-up to a recommendation by the 2018 Board, Ray indicated that he had contacted Cox Cable regarding internet service at the HOA pool in order to allow monitoring of pool security and establish pool card access from a remote location vs. only at the pool. He indicated that Cox had quoted a price of \$70/month for the period of May 15-September 15 (4 months) and \$40/month for the other 8 months of the year. There will also be an initial installation fee of \$75-100. Following brief discussion, Lee Nutter moved, seconded by Dave Mueller, that the Board authorize Ray to proceed with negotiations with Cox Cable for the installation of Internet/WIFI services at the HOA pool at an annual cost not-to-exceed \$700. The motion was approved. It was also agreed that Dave will work with Ray to come up with a list of recommendations regarding pool services, policies/procedures regarding issuance of pool cards, pool improvements needed in the future, etc. The Board also recommended that a thank you note be sent to Ray Walker for the many hours of volunteer service he has provided these past four years as Pool Chairman. Vergil requested that the Board Secretary draft a letter to be signed by current Board members.

Dog Issues

A recent incident involving two dogs which escaped from an HOA member's home and attacked and killed another homeowner's dog was discussed. It was noted that there is a City Ordinance regarding dogs not being contained and/or on leash. It was the Board's understanding that this issue is being handled by the City's Animal Control Department, and it was recommended that an email be sent to all homeowners reminding them of their legal responsibility to ensure that their dogs are securely contained within a fence and on a leash when they are walking within the HOA Commons areas. The issue of

“barking dogs” was also discussed, and it was recommended that neighbors be reminded that excessive barking is also considered a nuisance within this City Ordinance.

Treasurer’s Report

Jim Fallis reported that Ray had transferred all of the 2018 Financial Reports to him. Jim stated also indicated that he has updated the HOA signature cards at Emprise Bank, will be updating the HOA’s Debit Card with the bank, and now has electronic access to the HOA’s bank records through Emprise.

The Board then proceeded to review the December, 2018 Financial Report (*Copy Attached to Official Minutes*), noting the following:

- HOA Bank Assets (cash in checking and the four savings/reserve accounts) as of 12/31/2018 = \$29,872.58. Jim recommended that the Board authorize leaving approximately \$5,000 in checking and transferring approximately \$15,000 from checking to savings. The Board agreed to discuss this issue in more detail during the February meeting, and identify how these funds should be allocated among the various Savings/Reserve Accounts going forward.
- HOA Expenses for the year ending 12/31/2018 totaled \$50,808.21 on a budget of \$55,150.
- Revenue (Dues, late fees, initiation fees, pool key replacements, interest income) for 2018 was \$58,736.56 on a budget of \$55,150.

Architectural Control Committee

The Board recommended that Vergil contact Grant Delmar and Rob Hartman to see if they would be willing to continue serving as co-chairmen of the Architectural Control Committee.

Miscellaneous Issues

The Board acknowledged that there continue to be problems with old, non-functioning vehicles being left in HOA driveways. Jim indicated that he has sent several letters to these homeowners.

Vergil commented that he would like for the Board to work more aggressively with homeowners who are not ensuring their property is maintained (i.e., mowed, landscaped, fences maintained, houses painted, and other needed exterior repairs). It was agreed that there may be some instances in which neighbors are disabled and/or unable to afford the needed exterior repairs and perhaps there may be volunteers within the neighborhood who would be willing to help with some projects to ensure that homes values within the neighborhood do not decline.

It was noted that Waste Management has suggested that the HOA reserve a date for a dumpster for our annual Spring Clean-up ASAP. This item will be placed on the February agenda for further discussion.

The next meeting of the HOA Board will be held at the Ainsworth Residence, 2514 Glacier Drive, on February 11th, at 6:30 p.m.

The meeting adjourned at 8:30 p.m.

Cindy Ainsworth
Secretary