

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

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

The meeting was called to order at 6:40 p.m.

Approval of Agenda: The agenda was approved by consensus.

Approval of Minutes: Lee moved, seconded by Jim, for approval of the September 9th Minutes. Motion carried.

President's Report:

Vergil reported that he had dealt with several complaints from homeowners (i.e., dogs that were allowed to run free outside their yards, a fence that extended several feet into the commons area making it impossible for utility companies to get to their boxes, and a car being parked in the front yard of a rental property).

The Board reviewed proposed language change in the covenants relating to rental properties. Vergil moved, seconded by Donovan, that the Board seek assistance from legal counsel on this covenant change at a cost not-to-exceed \$200. Motion carried.

It was noted that the HOA Nominating Committee selected Mary Reed to Chair this committee. So far, the committee has confirmed three homeowners who are willing to have their names placed on the ballot for the 2020-2021 term, and two additional homeowners are considering have their names added to the ballot.

Vergil reminded Board members to be prepared with their report for the December annual meeting. This information should be forwarded to the Board Secretary early in November so that she can begin preparation of the PowerPoint Presentation.

Vice President's Report:

Lee reported that he had obtained three bids for replacing the 20 damaged squares of the HOA sidewalk and for pouring a concrete slab for a pickleball and/or basketball court. After some discussion, Lee moved that the Board accept the low bid for the sidewalk repair from Griswold Construction. The motion was seconded by Jim and carried. It was noted that the sidewalk repair would fall under the "deferred maintenance" budget.

The Board also reviewed the specs and bids for the proposed pickleball court, noting that this project, along with the basketball court, and other improvements to the commons areas would need to be voted upon at the Annual Meeting. It was recommended that the proposed specs for the pickleball and basketball court be submitted to the HOA Architectural Committee for review/recommendation on the best location for these two courts. Lee will work with the contractor and committee to have this information readily available for the annual meeting.

Treasurer's Report:

Jim distributed copies of the September, 2019 Financial Report, noting that dues/fees collections for the month of September were \$602.37 and expenses were \$6,141.65. The current balance in the HOA Checking/Savings Accounts is \$40,701.23. Cindy moved, seconded by Lee, that the Board approve the September Financial Statement as presented. Motion carried. (Copy of Report Attached to Official Minutes)

The Board also reviewed the Aged Receivable Accounts as of 9/30/2019. Jim stated that he had been in contact with a collections agency. The agency charges 33% of what they collect. We may be able to increase the amount we ask for by 15% which is what is allowed by State law for written contracts. Jim discussed whether we would ask for this as our covenants state that we can charge collection fees for delinquent accounts, and the agency contact said that they thought we could but she needed to run this by the legal department.

Jim also reported he and Ray had recently attended the second court hearing on the 2018 pool vandalism. The youth pleaded guilty and agreed to pay restitution. The third hearing will be held in another week. All four individuals have been denied diversion, and the judge has placed them on probation until such time as the HOA receives \$3,900 to cover the damages.

Secretary's Report:

Cindy distributed a list of the rental properties within the HOA to each Board member. (Copy attached to official minutes) She also noted that the HOA website had been updated to allow "forms" to be completed online (i.e., Architectural Control Form, Pool Access Request, Rental Property Notification, etc.).

Grounds Report:

Donnovan reported that the tree trimming project in the HOA commons area has been completed at a total cost of \$5,950. Donovan moved, seconded by Lee, that the Board approve this revised total cost, which was slightly higher than the original bid due to the additional tree trimming that was added. Motion carried.

Donnovan indicated that he and Richard Schnitzler would be installing the new irrigation controller at the front entrance within the next few days. He also requested approval to contract for 1-2 additional mowings (\$675/mowing) after the leaves have dropped. Lee seconded the motion and it was carried.

Pool Report:

Dave reported that he had obtained three quotes for a new security system at the pool which would include high definition cameras. He also noted that the side steps at the pool need to be repaired, the pool pumps need to be rebuilt, and the current pool cover needs to be replaced. (Copy of quotes attached to official minutes). These items will need to be included in the proposed 2020 budget.

Other Business:

Jeff Griswold announced that this will be his last meeting as a Board member as he has sold his home, and it will close early in November. Jeff will hand over the new resident packets to Cindy for distribution until a new Social Chairman is appointed in 2020.

Adjournment

There being no further business, the meeting was adjourned at 8:30p.m. The next meeting of the Board will be held at the Ainsworth Residence, 2514 Glacier Drive, on November 11th, at 6:30 p.m.

Cindy Ainsworth
HOA Board Secretary