

**The Park HOA Board of Directors
Minutes of Meeting – April 8, 2019**

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

Visitors Present: Mike Preston

The meeting was called to order at 6:35 p.m.

Approval of Agenda: The agenda was approved by consensus of the Board members present.

Approval of Minutes: Donovan moved, seconded by Lee, that the minutes of the March 11, 2019 meeting be approved. The motion was carried.

President's Report:

Vergil introduced Mike Preston, new homeowner. Mike indicated that he would like to extend the overhang on his backyard shed and wanted to know the process for obtaining approval. Donovan provided Mike with a copy of the HOA Architectural Advisory Committee form that needs to be completed and submitted to that committee. (Following the meeting, Cindy forwarded Mike another copy of the form, and the names/email addresses of the Architectural Advisory Committee members.)

In an effort to recognize those residents of The Park HOA who do an outstanding job of maintaining the exterior of their homes/yards, Vergil distributed a proposed plan for awarding "Yard of the Month" during the period of May-September. A Yard sign would be placed in the yard with a picture of the homeowners to be posted on the HOA Website, along with an email announcement to HOA residents. Following additional discussion, Jim moved, seconded by Cindy, that the Board authorize the design/purchase of the sign at an estimated cost of \$100, along with \$50 gift certificate to a local nursery (Brady's or Johnson's) to each of the winning homeowners during the months of May, June, July, August, and September. Motion carried. Vergil will check with Brooke Mueller, who designs signage for the company she works for, about the possibility of a designing a sign for the HOA. The Board also recommended that three homeowners be appointed to judge/select "Yard of the Month".

The Board requested that Cindy contact Crossroads Church regarding the possibility of scheduling the HOA Annual Meeting at the church in December. It was noted that the church has provided this space at no cost to the HOA, except for a \$150 donation for the cost of the church's AV Equipment and AV technician to be available that evening. It

was agreed that the 1st choice would be December 2, at 6:00 p.m. and second choice (depending upon availability) would be December 9th.

Vice President's Report:

Lee reported that he had sent letters to those homeowners who have RV's parked in their yards, which is a violation as per Section 16.3 of the HOA Covenants.

Lee noted that he had contacted two additional insurance companies to obtain quotes for the HOA Liability Insurance and D&O Insurance. He stated that one company was significantly higher and he was still waiting on a quote from the other company. Vergil suggested that Board members submit questions they may have regarding the HOA's current coverage through American Family, and he will ask our current insurance agent to respond.

Treasurer's Report:

Board members reviewed the HOA March, 2019 Financial Report (Copy Attached to Official Minutes). Jim noted that expenses for the month of March were \$1,426.07 (\$3,123.54 YTD) and Revenue/Dues collected during the month of March were \$1,493.32 (\$17,243.64 YTD). The total amount in the HOA's checking/savings accounts as of 3/31/2019 is \$43,657.68.

It was noted that several homeowners owe in excess of twelve months on their HOA dues, with a total of \$11,704.68 in "Aged Receivables". Jim noted that he and Vergil had met with a Collections Attorney, who has agreed to handle these past due accounts at a cost of 33% of the amount collected. Board members reviewed previous efforts that have been unsuccessful in obtaining homeowners to pay past due amounts. It was acknowledged that none of the Board members have the legal expertise nor time to take these homeowners to small claims court. Following additional discussion, Jim moved, seconded by Lee, that the Board authorize the use of the Collections Attorney for all past due accounts in excess of 12 months. Motion carried. It was noted that per the HOA Bylaws, the homeowner will be responsible for not only past due amounts, but the cost of court/legal fees associated with this collection effort. Jim/Vergil indicated that the attorney is reviewing this issue. In the meantime, Jim will send letters to all homeowners who are past due, advising them of this upcoming change. He will also pursue potential options that would allow past due accounts to pay via credit card.

Pool Report:

Members present reviewed the bids from the two pool companies who submitted proposals for pool service during the 2019 season. Dave indicated that it was nearly impossible to find a pool company willing to provide service seven-days/week, except for Aquasizers. He indicated that Ray Walker, previous Pool Chairman, had not been

pleased with the service provided by Aquasizers during the 2018 pool season. Following additional review, Dave moved, seconded by Lee, that the HOA contract with Integrity Pools to provide pool maintenance Monday, Wednesday, Friday, and Saturday. If additional services are needed for pool repairs and/or emergency service calls, there will be an hourly charge for this service. Motion carried.

Dave noted that homeowners are returning their completed Pool Rules Forms. He also reported that internet service for the HOA Pool Security System has been installed.

Grounds Report:

Board members reviewed a recent email from a homeowner, requesting clarification of the Sedgwick County “Burn Ban” during the month of April. It was noted that outdoor cooking, chimineas, and firepits are permissible. Vergil will send a response to the homeowner.

The Board also reviewed an email from a homeowner concerned with the increasing number of vehicles speeding through the neighborhood while children are outside playing. The homeowner requested that the Board consider installing “Children at Play” signage, but the Board felt that it would be necessary to install signs on every block. Vergil will follow-up on this concern with the homeowner.

Board members expressed appreciation to Donovan for coordinating the HOA Spring Clean-up, and to the 30 residents who volunteered their services on Saturday morning.

Donnovan noted that he and Lee had recently replaced the child swing seats at the playground, and moved for Board approval to purchase two, baby swings at a cost of approximately \$85. Cindy seconded the motion which was unanimously approved.

Donnovan reported that he was notified of a large tree on HOA property which has branches overhanging on the homeowner’s deck. It was the consensus of the Board that this job should be contracted out to a professional tree trimmer. Donovan agreed to obtain at least two bids for this project. It was also noted that all contractors must provide a W-9 (for tax purposes), and a certificate of liability insurance coverage.

Jim and Donovan stated that they had met with a homeowner who was concerned about a drainage problem on the easement on Rainier Court. Since the easement only involves 2-3 feet of the HOA Commons area, the homeowner requested permission to personally handle this issue. Jim and Donovan were in agreement.

It was noted that the HOA sign at the Tot Playground has been broken. Jeff and Donovan agreed to make the necessary repairs. Donovan also reported that Jason will start moving the Commons areas on Thursday.

Secretary's Report:

Cindy indicated that she had received several inquiries regarding the dates of the HOA Community-Wide Garage Sale. It was agreed by those present, that this event would be scheduled for the second week of June (June 13-15). Each homeowner will be responsible for purchasing their own garage sale permit.

Social Committee:

Jeff reported that he had delivered four "New Homeowner Packets" YTD to homeowners.

Other Business:

The next meeting of the HOA Board will be held at the Mueller Residence, 2502 Yellowstone Circle, on May 13th, at 6:30 p.m.

The meeting adjourned at 8:25 p.m.

Cindy Ainsworth
Secretary