

**The Park HOA Board of Directors
Minutes of Meeting – September 9, 2019**

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

Members Absent: Jeff Griswold

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

Approval of Agenda: The agenda was approved by consensus.

Approval of Minutes: The minutes of the August 12th meeting were unanimously approved via email.

President's Report:

Vergil reported that he had sent 13 notices in July and 7 notices in August to homeowners regarding yard and exterior home maintenance issues. He also reported that he had been in discussion with one of the rental property homeowners, whose fence extends approximately 20 feet into the HOA Commons area. This encroachment has created a problem since the Cox utility box (which was installed in the Commons area) now resides behind the renter's locked fence is no longer accessible to Cox when they need to make repairs. Following general discussion, Vergil moved, seconded by Jim, that the HOA Board request that this fence be moved back to the homeowner's property line. Motion carried.

Vergil noted that Ray Bachman, Bill Packard, Kay Esau, Mary Reed, and Susan Dudek have agreed to serve on the Nominating Committee, whose responsibility will be to find 5-6 candidates to fill the positions of the three Board members whose two-year term will expire as of 12/31/2019. The Board agreed that the committee should determine among themselves who will serve as Chair of the Nominating Committee.

The issue of the motorhome which has been parked in the homeowners' backyard for a number of years (and has not been moved) was discussed. No action was taken at this time.

Vice President's Report:

Lee reported that he had obtained a bid for replacing the 20 damaged squares of the HOA sidewalk and for pouring a concrete slab for a pickleball court. He indicated that he was waiting on another bid this week. The Board suggested that Lee contact two

other individuals who may know of small contractors who would be interested in bidding on this proposed project.

Treasurer's Report:

Jim distributed copies of the August, 2019 Financial Report, noting that dues/fees collections for the month of August were \$2,104.00 and expenses were \$11,434.22, which included the previous two months expenses for mowing and pool maintenance that were paid in August. The current balance in the HOA Checking/Savings Accounts is \$46,072.41. Vergil moved, seconded by Donovan, that the Board approve the August Financial Statement as presented. Motion carried. (Copy of Report Attached to Official Minutes)

The Board also reviewed the Aged Receivable Accounts as of 8/31/2019 (those homeowners who are delinquent on their homeowners' dues). It was noted that one homeowner has not paid HOA dues since moving into this area and currently owes \$3,025.60 in late dues/fees. Lee moved, seconded by Dave, that the Treasurer go the Courthouse and place a lien on this property. Motion carried.

Jim indicated that he had submitted a "victims' statement" to the court in the amount of \$3,900 (the cost of repair/clean-up from the vandalism, replacement of pool furniture that was destroyed, clock, first aid kit, and 3 planters), plus an additional \$500 to cover the loss of access to the pool over the 4th of July holiday, one of the busiest times at the pool. Jim indicated that he and Ray Walker planned to attend the first sentencing on Monday, September 16th, of two of the four young men who have pleaded guilty.

Secretary's Report:

Cindy distributed copies of the results of the HOA Survey that was emailed to homeowners in August. It was noted that only 36 homeowners (15%) responded to the survey, and that the top items of interest for HOA improvements in the future were: (1) improvements to the Commons (landscaping, reseeding/weed control, tree trimming); (2) Pickleball Court; and (3) Basketball court. The Board reviewed the survey results and comments from homeowners. Only one of the respondents indicated a willing to serve on the Board. (Copy of Report Attached to Official Minutes)

Following further discussion, it was suggested that Lee contact the City Park Department for information about Pickleball Courts and Vergil indicated that he would obtain bids from a couple of lawn companies who provide seeding/weed control, well and sprinkler systems. Any such capital improvement projects will need to be approved by homeowners at the December, 2019 Annual meeting.

Cindy presented a proposal/quote from Cory Capps (who designed the HOA website in 2015). She noted that while she is able to perform minor edits/updates to the website,

there is currently a need for someone with website design/expertise to manage this site in the future. She noted that we need to update the HOA Architectural Form, Pool Access Form, and Renter Information Form on the website so that these forms can be completed online and submitted electronically to the HOA Board for review/approval. Lee moved, seconded by Jim, that the Board budget \$500 in 2020 to cover the cost of the annual Gator Host and Cheapname Fees for the website plus any expenses that might be incurred for Cory's services. (Copy of Proposal Attached to Official Minutes)

Grounds Report:

Donnovan reported that the tree trimming project in the HOA commons area is approximately one-third completed. He also noted that the irrigation system control box at the front entrance to Yosemite/Glacier Drive needs to be replaced. He estimated that the cost of a new box would be \$60-70, and that Richard Schnitzler has volunteered to install the new box. It was unanimously approved that Donovan purchase a new box, and the Board expressed its appreciation for Richard's willingness to help with this project.

Pool Report:

Dave reported that the pool has been shut down for the season, and indicated that two of the motors will need to be repaired/replaced and that the filter needs to be rebuilt. He also stated that the pool cover needed to be replaced; that it was worn so thin that the sump pump (used for pumping water off of the cover) is actually pulling water out of the pool. He is in the process of obtaining a quote for a new pool cover.

Dave also reported that he had contacted a Security company to take a look at our current pool security system, and will be pulling together a proposal for the next Board meeting. He noted that one of the recommendations he received related to the need for a Static IP Address from Cox which will resolve the current problem of having to reset the system whenever there is a power outage. Dave indicated that he will be contacting Cox and having the HOA Pool internet service changed to his name so that he can deal directly with Cox representatives when problems arise.

Other Business:

The Board discussed a proposed policy that would prohibit a member of the HOA Board of Directors from serving more than two, two-year terms consecutively (4 years), although the Director could run for re-election on the Board after a one-year recess. Vergil moved, seconded by Lee, that the Board recommend this action as an "policy" which could be revoked or amended at an HOA Annual Meeting. Motion carried. This proposed policy will be presented and voted upon at the Annual HOA meeting on December 2nd.

Several homeowners and Board members have expressed concern regarding the increasing number of homes within the HOA that are becoming rental properties, especially those whose owners live out-of-town and/or do not maintain their properties which result in lowering the value of other properties within the neighborhood. It was further noted that currently there are at least 25 rental homes within our HOA.

Following further discussion, Dave moved, seconded by Lee, that **Section 21. Rental Properties of the HOA Covenants** be amended as follows:

“Effective (Date change to be ratified by full membership), no lot shall be used for any purpose other than a single-family residence. No lot or structure shall be rented to or occupied by a non-owner(s) except (a) during a temporary period of absence of the owner(s) due to service in the armed services of the United States, (b) during any other temporary period of absence of the owner(s) not -to-exceed 18 months, or (c) ancestors and/or descendant.

Those investors(homeowners) who have completed the HOA Rental Notification Form (advising the Board that their property is currently a rental as of 12/31/2019) are allowed to continue renting their investment property until such time as the property is sold. Rentals, grandfathered in, are subject to all current Bylaws and Covenants.”

Motion carried. As per Section 18 of the HOA Covenants, this proposed change to the HOA Covenants will need to be voted upon and approved by 51% of The Park HOA Homeowners at the HOA Annual meeting which will be held on Monday, December 2nd, @ 6:00 pm at the Crossroads Church.

Adjournment

There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting of the Board will be held at the Esau Residence, 2538 Glacier Drive, on October 14th, at 6:30 p.m.

Cindy Ainsworth
HOA Board Secretary