

**Minutes of the The Park HOA Board of Directors Meeting
October 12, 2020**

The monthly meeting of the HOA Board of Directors was held at the Karber home on Monday, October 12th, at 6:35 pm. Those in attendance were: Vergil Esau, Cindy Ainsworth, Jan Capps, Steve Carter, Jim Fallis, Donovan Karber, and Dave Mueller.

A motion to approve the minutes of the September 14th, 2020, meeting was made by Jim. Dave seconded the motion, and motion carried.

The meeting opened with a homeowner presenting a proposal for a fence enclosing their backyard. The Board will look into this proposal further, consult with the Architectural Review Committee, and get back with the homeowner. (Copy of maps attached to the Official Minutes)

The Architectural Review Committee also attended our meeting this month. Ways to clarify the online form was discussed. The statement: "It is the homeowner's responsibility to verify the property lines, setbacks, and easements before submitting their request" should be added on the form. Requests will not be approved until everything is completed on the form. They will meet with Cory Capps to get the changes made and a signature added to the form.

President's Report:

1. The Nominating Committee has met and has a slate of candidates for the Board.
2. A letter has been sent to all title companies notifying them of the changes in The Park HOA Covenants. This change states that no lot or dwelling unit may be purchased with the intent of renting the property within The Park HOA neighborhood. (Copy attached to Official Minutes)
3. Letters will be written to homeowners who turn in Rental Property Notification Forms after the deadline date of September 20, 2020.

Vice President's Report: Board Member Procedural Manuals should be emailed to Donovan who will put them on a flash drive for use by future Board Members.

Financial Report:

1. Copies of the September, 2020, Financial Report were presented. Dues/fees collections for the month of September were \$835.74 and expenses were \$3629.13 As of September 30, 2020, the HOA has \$13,644.65 in checking and \$33,256.13 in savings.

2. The Board reviewed the Delinquent Accounts >\$250 as of September, 2020. One account that has been turned over to collections, has been accepted. Two other accounts will have another 30 days to bring current before turning over for collections.
3. When reviewing the monthly cost of water for the pool, there was general discussion regarding (a) the cost of installing a well at the pool vs. the cost of utilizing City Water, (b) would additional chemicals/equipment be required when using well water vs City Water, and (c) what would be the cost to install an irrigation system around the pool/playground area as an enhancement to our HOA Commons Area. Cindy moved, seconded by Steve, that Dave and Donovan review this concept with the Pool Maintenance Company to determine the feasibility, obtain a quote for the installation of a well, and for the installation of an irrigation system at the pool. Motion carried.
4. Dave moved, seconded by Donovan that the Board approve the September Financial Statement as presented. Motion carried. (Copy attached to official minutes)
5. Jim will plan to present the annual budget for 2021 for review prior to mailing to homeowners for the annual meeting.
6. Jim presented his Treasure's Procedural Manual.

Secretary Report:

- Jan presented the Secretarial Procedural Manual.
- It was determined that the contract the PHOA has with Waste Connections is up for renewal. Cindy and Jan will locate the contract and follow-up with Vergil.

Grounds Report:

1. Steve reported that the tree trimming has been done by Suburban Tree Works and the added soil and seeding has been done by Jason Avant. After walking the commons area, it was noted that there is still a considerable amount of dead branches and debris that needs to be removed. Jason gave a bid of \$150 to pick up the downed branches. Donovan moved we accept Jason's bid of \$150, and Steve second the motion. Motion carried. More soil and seed will be added at a later time.

Pool Report:

1. The pool is closed and Dave reported that all bills are in. The new cover is on and looks very good.

2. After a short discussion, it was decided to go ahead and purchase the new pump that will be needed for next year. Dave made a motion to replace the pump, Steve seconded, and motion carried.

Social Report:

Cindy reported that the fliers for the Holiday Lighting Contest have been included in the October statement. She is in the process of getting judges from outside the PHOA. Gift certificates will be purchased for the contest winners and judges.

Other: At the November meeting, Dave will present his manual.

Adjournment: There being no further business, the meeting was adjourned at 8:25. The next meeting will be held at the Esau residence, 2538 Glacier Dr, on November 9th, at 6:30 p.m.