

**Minutes of The Park HOA Board of Directors Meeting  
September 14, 2020**

The monthly meeting of the HOA Board of Directors was held at the Fallis home on Monday, September 14th, at 6:35 pm. Those in attendance were: Vergil Esau, Cindy Ainsworth, Jan Capps, Jim Fallis, Donovan Karber, and Dave Mueller. Absent was Steve Carter.

A motion to approve the minutes of the August 10th, 2020, meeting was made by Donovan. Jim seconded the motion, and motion carried.

**President's Report:**

1. The homeowner with the fence encroachment into the commons has received the letter that was sent from Vergil and they are in agreement.
2. Vergil met with the Architectural Committee to discuss the process for approving projects. They agreed to keep the procedure the same and copy Vergil.
3. A homeowner's concern regarding barking dogs was discussed. At this time, no action was taken.
4. The vote to amend **Section 21, Rental Properties of the HOA Covenants** has passed with 135 yes votes and 45 no votes. At least 120 yes votes were needed to pass. Donovan moved that we accept this vote. Dave seconded and motion carried. (Copy attached to official minutes) Vergil will file the revised Covenants with the Register of Deeds and contact The Wichita Area Association of Realtors of this change. Jim is preparing a list of title companies to be notified, and a letter will be prepared including the PHOA Covenants highlighting the changes and including a cover letter explaining the changes. Donovan will send a letter to all homeowners who currently rent their property informing them that since this covenant has passed, if they sell their property, it cannot continue to be a rental.
5. Nominating Committee: Several names of residents were suggested who might be willing to serve on the 2020 nominating committee for PHOA Board of Directors for the 2021-2022 term. The following board members two-year term will expire on 12/31/2020: Vergil Esau, Cindy Ainsworth, Donovan Karber, and Dave Mueller.

**Vice President's Report:** Donovan did not have a report.

**Financial Report:**

1. Copies of the August, 2020, Financial Report were presented. Dues/fees collections for the month of August were \$4960.00 and expenses were \$6454.32.

As of August 31, 2020, the HOA has \$18,175.28 in checking and \$33,254.09 in savings. A discussion was held regarding upcoming expenses and consolidating the two Maintenance/Expense line items. Dave moved, seconded by Donovan that the Board approve the August Financial Statement as presented. Motion carried. (Copy attached to official minutes)

2. The Board reviewed the Delinquent Accounts >\$250 as of August, 2020. One account has been turned over to collections and one account has been turned over to the lawyer. Jim has been contacted regarding another past due account and it is being paid.

### **Secretary Report:**

1. Cross Road Church, 2139 S Maize Rd, has been contacted regarding our PHOA Annual Meeting. The meeting will be held December 7th at 6:30 pm.

### **Grounds Report:**

1. As Steve was absent, Cindy presented bids from Suburban Tree Works for tree trimming in four different areas of the commons. This includes some tree removal, trimming, and clean-up. These bids total \$2750. Another bid from Avant was presented for topsoil to level soil around sidewalks and grass seed around sidewalks. That bid was \$1100. Donovan moved we approve both bids, and Jim seconded. Motion carried.

### **Pool Report:**

1. Dave reported that the pool has been closed, and the signs have been posted. The small pool has been closed and the new cover placed on top of the pool.
2. Dave has been working with the Cox subcontractor regarding the cables around the pool. They have done some work, but still more to be done.
3. The new cover will be delivered for the big pool shortly. Should we decide that a NEW LINER is needed for the pool in the future, the cost would be \$6500.
4. Some upcoming equipment issues were discussed. The pool heater has gone out, but has not been used the last couple of years. The Board decided to not take any action at this time due to lack of use and cost of approximately \$4800 to replace. One of the pumps is going out and will have to be replaced. Cost to replace this pump would be \$729, and will be replaced this year or the beginning of next depending on the budget. There are some other small items that will need replacing this year or next.
5. Dave will get a bid for another 2 year contract for pool maintenance.

6. All the miscellaneous items stored in the Shed at the pool was discussed. Dave and Vergil will take a look and make a determination.
7. Dave brought up a concern regarding communicating with those homeowners who do not have emails, but have pool concerns. Efforts continue to be made to get email addresses from all homeowners. This will be addressed again at a later date.

**Social Report:**

1. A discussion was held regarding social activities for the rest of the year. Due to Covid 19 and parental concerns, it was decided to forgo any activities.
2. Cindy brought up the idea of a Holiday Lighting Contest and prizes to the 1st, 2nd, and 3rd winners. Judges will be from non-residents of the PHOA. Cindy made a motion, Dave seconded, motion carried. Fliers will be sent out in the October statement.

**Other:**

1. The following manuals were presented for review:
2. Cindy presented her Social Chairperson Manual, Donovan presented his Vice President Manual, and Vergil presented his President Manual. These manuals will be passed on to the persons who take over these positions for the next year's Board.
3. At the October meeting, Dave, Jan, and Jim will present their manuals.

**Adjournment:** There being no further business, the meeting was adjourned at 8:25. The next meeting will be held at the Karber residence, 2538 Teton Circle, on October 12th, at 6:30 p.m.