

**The Park HOA Board of Directors Meeting
Minutes of Meeting - January 11, 2021**

Members Present: Cindy Ainsworth, Jan Capps, Steve Carter, Vergil Esau, Jim Fallis, Donovan Karber, Kim Logan, Dave Mueller, and Shane Preble. Members of the 2020 HOA Board were also in attendance to aid in the transition to the 2021 Board.

The meeting was called to order at 6:35 p.m. Introductions were made and the new PHOA Board of Director Manuals were distributed to the 2021 board. Vergil reviewed the manuals.

Election of officers was held with the following results:

President	Vergil Esau
Vice President	Donnovan Karber
Treasurer	Jim Fallis
Secretary	Jan Capps

The following appointments were made for chairpersons:

Grounds Chairperson	Steve Carter
Pool Chairperson	Shane Preble
Social Chairperson	Kim Logan

President's Report:

Vergil discussed protocol for the meetings, and all agreed the second Monday of the month would work fine. The meeting dates/times/locations for the 2021 Board Meetings were determined. (Copy attached to the official minutes.)

Vergil brought up that an audit committee needs to be appointed to review the 2020 PHOA Financial Records. Several homeowners were mentioned, and Jim will contact them to see if they would be willing to serve on this committee.

Vice President's Report:

Donnovan discussed some concerns we have from 2020. Those will continue to be discussed at a later meeting.

Financial Report:

Jim furnished copies of the December, 2020, Financial Report, noting that dues/fees/collections for the month of December were \$1,382.00 and expenses were

\$3,658.39. As of December, 2020, the HOA has \$8,246.56 in checking and \$33,262.39 in savings.

Following a discussion regarding the delinquent accounts and accounts turned over for collections, Donovan moved, seconded by Steve, that the Board accept the Treasurer's December, 2020 Financial Report as printed. Motion Carried (Copy of report attached to official minutes.)

Secretary Report:

It was noted that \$450.00 was received during December for new homeowners initiation fees. Jan reviewed the information received from Westside Bookkeeping regarding these new homeowners.

Grounds Report:

Steve is going to contact the company that did the damage to the commons area around the playground to come back and do more repairs. The tracks have settled and need more dirt/grass.

Pool Report:

Shane will meet with Dave to review the pool procedures/contracts. Proceeding with the new pool heater that was approved by the vote of the homeowners in the annual meeting, will be discussed. The status of the additional lighting at the pool will also be part of that discussion.

Social Report:

The success of the Yard of the Month program and the Christmas Lights Contest were reviewed. The consensus was to continue with these programs for 2021.

Other:

A residence that had been a rental property has sold after the September 15, 2020 Covenant change, and is currently still a rental. According to the Covenant change, once it sells it loses its "Grandfathered in" status and cannot continue to be a rental. Vergil has spoken with the homeowner. After further discussion, the Board decided to

invite the homeowner to our February HOA meeting. Jim made a motion, Jan seconded, to extend an invitation to the homeowners. Motion carried.

In order to keep abreast of homes selling here in The Park, it was decided to have a Board member periodically tour the area looking for "For Sale" signs. Then contact can be made to the realtor informing them of the "no rentals" covenant.

The possibility of providing online homeowner dues payment was discussed. Jim will look into this further and provide information at the February meeting.

A discussion was held regarding complaints from homeowners regarding loud barking pets and irresponsibility in cleaning up pet poop. This will be addressed again in February.

Adjournment: There being no further business, the meeting was adjourned at 8:10. pm.

Jan Capps
PHOA Board Secretary