

**The Park HOA Board of Directors Meeting
Minutes of Meeting - November 8, 2021**

Members Present: Jan Capps, Steve Carter, Vergil Esau, Jim Fallis , Donovan Karber, Kim Logan, and Shane Preble.

The meeting was called to order by Vergil at 6:34 p.m.

Approval of Minutes: Donovan moved that the minutes from the October 11, 2021 meeting be approved as printed. Shane seconded. Motion carried.

President's Report:

Vergil reported on several homes in The Park that have recently sold and new homeowners have moved in. It's exciting to see the changes these new homeowners will make to our neighborhood!

The status of some homes with Covenant infractions were discussed. To date there has not been a response to the letter that was sent to a rental property management company notifying them of Covenant infractions needing to be corrected. If this deadline is not met, fines will be assessed. A homeowner who had been contacted is in the process of getting repairs done to their home. Other items that had been brought to the attention of the board were the burning of leaves in a homeowner's backyard and the removal of a fence that was in need of repairs. Homeowners have been contacted and no further action is needed.

Vice President's Report:

Donnovan did not have a report for this meeting.

Secretary's Report

The Annual Meeting packets are being prepared to be mailed to all homeowners. A bid of \$500 was received from Handy Mailing and was approved by email by all board members. Each board member reviewed their responsibilities for the Annual Meeting presentation.

Grounds Report:

Steve has contacted Shane with Suburban Tree Works and the bid to finish the tree trimming in the commons for this year will be \$1700. (Copy of bid attached to Official Minutes.) Steve made a motion to accept this bid to get the remaining trees trimmed. A discussion was held regarding other tree work that will need to be done next year. Donovan seconded. Motion carried. Jason from Avant will remove some dead stumps and tree branches behind the house that burned and also from a commons area. Steve made a motion to pay him \$75 for the removal. Donovan second. Motion carried.

Pool Report:

Shane has reported that the chairs in the pool area are in bad shape and need replaced. He has found a sale on the chairs which are regularly \$250 but on sale for \$133. Jim made a motion to purchase 15 chairs for \$2160 with the money coming from the Deferred Maintenance fund. Steve seconded. Motion carried.

The repair work to be done on the pool was discussed. Shane contacted Integrity Pools to get an update on the bid we had received from them a few months ago. Their bid would be \$14,000 to replace the side bracket and liner in both pools and replace the steps in the big pool. A bid for \$12,000 to \$17,000 was received from Dave's Pool Supply but it was unclear what all was included in this price. Not all the work that was included in Integrity's bid was included in Dave's. Shane made a motion to approve Integrity's bid. Steve seconded. Motion carried.

Social Report:

A repeat of the Holiday Lights Contest was discussed and all agreed it was a fun idea. It seemed last year we had more lights than in the past. Kim will get judges from outside The Park and judging will be done December 18th. Prizes will be awarded.

Snacks for the Annual Meeting will be water and cookies.

Treasurer's Report:

Copies of the October, 2021, Financial Report were presented. The dues/fees/collections for the month of October were \$9,975.37 and expenses were \$4,236.41. As of October, 2021, the HOA has \$14,531.27 in checking and \$33,277.15 in savings with a total of \$47,808.42. Three new initiation fees were collected in the

amount of \$150. There were 15 online payments made. It was noted that the GaGa Pit purchase was made from the Projects line with the balance from the Misc Expenditures line. Following additional discussion, a motion to accept the October Financials as printed was made by Shane. Steve seconded. Motion carried. (Copy of report attached to official minutes.)

A lengthy discussion on the 2022 budget included major concrete repairs that are going to be needed around the pool in 5-7 years. The repairs currently being done to the pool will deplete our Deferred Maintenance account and this money will need to be replenished to cover the future repairs. There are also other budget needs in the commons areas such as old trees needing trimmed and removed, and some dirt work needed. In order to accommodate these needs, Jim made a motion to increase our homeowner dues from \$60 to \$70 per quarter in order to replenish the Deferred Maintenance account subject to approval of the 2022 budget at the Annual Meeting. Donovan seconded the motion. Motion carried

Adjournment: There being no further business, the meeting was adjourned at 8:35 pm. Our next meeting will be the PHOA Annual Meeting held on December 6th, at 6:30 pm at Cross Road Church at 2139 S Maize Road.

PHOA Board Secretary
Jan Capps