

**The Park HOA Board of Directors Meeting  
Minutes of Meeting - March 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 at 6:30 p.m.

**Approval of Minutes:** Shane moved, seconded by Donovan, that the minutes from the February 8, 2021 meeting be approved as printed. Motion carried.

**President's Report:**

A follow-up from the February, 2021, meeting regarding a homeowner requesting to be "grandfathered" into Rental Covenant 21 was presented. After a review of the opinion of the attorney, the board voted against the request. The homeowner has agreed to sell the property upon the completion of the lease with the renter.

A brief discussion was held regarding the trimming of trees on property lines. Which neighbor has the responsibility to do the trimming? Donovan and Vergil and look into this further and visit with the homeowners.

The issue of trash cans being left in front yards was addressed. A letter will be sent to all homeowners reminding them of Covenant 10.1.1 which states ""refuse containers cannot be stored on the "street" side of the house." Fines will be charged and a lien can be placed on a house that is in noncompliance.

**Vice President's Report:**

Donnovan presented cost options on the GaGa Ball Pit including kits available, different size options, and directions to build our own. The options for additional benches for the commons areas was also discussed. Several locations for both of these items were presented. Donovan made a motion to get a firm cost on the GaGa Pit. Steve seconded, motion carried.

**Treasurer's Report:**

Jim furnished copies of the February, 2021, Financial Report, noting that dues/fees/collections for the month of February were \$4,676.30 and expenses were

\$1,634.89. As of February, 2021, the HOA has \$22,755.60 in checking and \$33,265.99 in savings. The monies in savings have been moved to a Money Market account to collect .24% interest.

Following a discussion regarding the delinquent accounts and accounts turned over for collections, Jim made a motion that debts over 2 years old go to collections and debts over 3 years old go to our attorney for collections. Donovan seconded, motion carried. Shane moved, seconded by Kim, that the Board accept the Treasurer's February, 2021 Financial Report as printed. Motion Carried (Copy of report attached to official minutes.)

The Audit Committee has received the 2020 Financial Records and should have their report by the April meeting.

Jim reported that the website has been updated to make it more secure. The updates have been done and all work came in under budget. The balance is being used to complete the dues online payment option on the website. This will be tested by the board before offering to all homeowners.

### **Secretary's Report**

Jan noted that the PHOA Insurance Policy is due for renewal. A discussion was held regarding the need for a review and the possible attendance of our agent.

### **Grounds Report:**

Steve reported the Annual HOA Spring Clean-Up is set for April 17 and notices will be sent out to all Homeowners by email. The dumpster provided by Waste Connections will be delivered early Saturday morning, and will be available 8 am until 12 Noon for residents of The Park to dump yard debris and any other unwanted items. Volunteers will be needed to help with the clean-up process and to help at the dumpster to ensure that no hazardous materials, appliances, tires, etc. are dumped. Donuts and bottled water will be provided for all volunteers.

Steve noted that Jason from Avant Lawn and Landscape will begin mowing in April. All the orange posts in the commons are from the contractor working with A T & T to run fiberoptics in our area.

Several grounds items were discussed. The nets for the soccer goals are needing replaced. Steve made a motion to purchase a backflow enclosure for the irrigation by

the entrance. (Copy of cost attached to official minutes.) Shane seconded, motion carried. Angela Carter has volunteered to maintain the flowers by the entrance sign. The Yard of the Month Committee will be meeting and getting ready for some stiff competition!

**Pool Report:**

Shane reported that the pool will open on May 22nd. Jeremy with Integrity Pool will be installing the new heater. The lights and cameras have been tested and are up and working. Shane will work with Dave to get the new light installed.

**Social Report:**

Kim continues to work on making contact with new homeowners and renters, and following up on any For Sale signs that appear. Please let us know if you see any signs in PHOA yards.

With hopes of being able to “gather” in 2021, some social events were discussed. An Ice Cream Social has been set for June 5th, and a Summer Cook-out is scheduled for August 7th. More details will be shared at a later date. A Social Committee will be organized to help with planning. The Annual Garage Sale will be held June 10, 11, & 12th. Notices will be sent out to the PHOA.

**Other:**

**Adjournment:** There being no further business, the meeting was adjourned at 8:20. pm. The next meeting of the Board will be held at the Carter Residence, 2635 Glacier Court, on April 12th, at 6:30 pm.

PHOA Board Secretary

Jan Capps