

**The Park HOA Board of Directors Meeting
Minutes of Meeting - April 5, 2021**

Members Present: Jan Capps, Steve Carter, Vergil Esau, Jim Fallis, Donovan Karber, Kim Logan (via Zoom), and Shane Preble. Dustee Self, American Family Insurance Agent, was a guest.

The meeting was called to order at 6:30 p.m.

Vergil opened the meeting by introducing Dustee Self, the agent for American Family Insurance who carries the insurance for The Park Homeowners Association. Dustee opened the discussion by explaining the two policies we currently have in effect: Directors and Officers Liability Policy and Commercial Property Policy. The amount of coverage under each policy was reviewed and different scenarios were discussed. Shane will contact Jeremy with Avandt Pools and make sure our pool coverage is adequate. As our renewal will be coming in July, Dustee will check to see if we would qualify for any discounts in rates. All the board members expressed their appreciation for Dustee's attendance and informative presentation.

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

President's Report:

Vergil opened with a discussion regarding creating a Facebook Group with Park Homeowners only. After sharing several thoughts, it was decided that homeowners can have access to Next Door which would serve some of the same purposes. Also email can continue to be used to connect to all homeowners.

The improper storage of trash containers was discussed. We have 20-50 homes whose trash containers are not in compliance to Covenant 2.1.2 which states trash containers shall not be stored on the "street" side of the house. Notices will be placed on the doors of those homes where trash containers are in front of garage doors. Fines, which can be \$100 per 30 days, will be assessed to those homeowners not complying per The Park HOA By-Laws 8.8. Homeowners are encouraged to read Covenant 2.1.2 to become familiar with the storage guidelines.

Vice President's Report:

Donnovan presented additional information on the purchase of the Gaga Ball Pit. In order to move it to different locations until a permanent location is determined, it will be installed temporarily. Donovan will be in charge of putting a committee together to get it installed. Donovan made a motion to purchase the Gaga Ball Pit, Kim seconded. Motion carried.

Information on additional benches along the paths in the commons was also presented (copy attached to official minutes). After a discussion, it was decided to readdress the benches and the possibility of a gazebo or pergola, again at the end of the year as a budget item to present at the PHOA Annual Meeting.

Treasurer's Report:

Jim furnished copies of the March, 2021, Financial Report, noting that dues/fees/collections for the month of March were \$1601.01 and expenses were \$1425.11. As of March, 2021, the HOA has \$22,411.33 in checking and \$33,264.28 in savings with a total of \$55,675.61. There was no movement at all on past due accounts. One account will go to court the first of July.

A motion to accept the March Financials was made by Donovan. Shane seconded. A discussion explaining the purpose of Deferred Maintenance followed. This money is to be cloistered for emergency repairs that might be needed to the pool. The motion to accept the financials carried (Copy of report attached to official minutes.)

The Audit Committee is currently still working on the 2020 Financials. They should be ready to report by the May meeting.

Jim reported that a test link has been furnished to the board members to pay their dues online. Upon the success of this test run, the link will be furnished to all homeowners on the website for the third quarter dues.

Secretary's Report

Jan reported two repair items that need attention. Donovan and Steve will be getting those repairs fixed.

The fire and consequences to two of The Park residences was discussed. Jim made a motion that the PHOA give VISA gift cards to both families. Jan seconded and motion carried.

Grounds Report:

Steve only has a few volunteers for the Clean-Up Day April 17th, so another reminder will be sent to all homeowners. 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 has received a bid from Apex Sprinkler for spring set-up for the sprinkler system. This includes: blowing them out, set-up, and backflow testing. Vergil moved to accept the bid. Shane seconded. Motion carried

The backflow enclosure for the sprinkler system has been purchased and installed. Thanks, Steve!

The Yard of the Month committee is ready to start looking at yards, and, as we have so many homeowners with beautiful yards, runners-up will be added this year.

Pool Report:

Shane reported that the pool is well on its way to open on May 22nd. Jeremy with Integrity Pool will be inspecting the pool May 1st to ensure everything is in order. Then between the 1st and 22nd he will be installing the new heater and adding water. The new light has been ordered and the pole being picked up. Shane will work with Dave to get the light installed.

A list will be furnished to Shane from Jim of delinquent dues for the purpose of pool access. If dues are delinquent, the homeowner's pool card will be turned off until dues are current.

The breaker continues to pop off at the outlet the pump that takes the water off the pool cover is connected to. Shane is looking into this.

Social Report:

Kim has a committee in place for organizing the Ice Cream Social to be held June 5th.

Plans are being made. There will be fun for all ages!

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.

A concern for the damage being done in the commons areas by the A.T. & T. workers that are putting in the new fiber optics cables. This will continue to be monitored.

Other:

Adjournment: There being no further business, the meeting was adjourned at 8:45. pm. The next meeting of the Board will be held at the Preble Residence, 2551 Teton Circle , on May 10th, at 6:30 pm.

PHOA Board Secretary

Jan Capps