

The Park Homeowners Association Annual Meeting
December 4, 2023 6:30pm Cross Roads Church

The Park Annual Meeting was called to order by Samantha Prieb, president. A quorum was established with over the required 24 households in attendance.

Approval of Agenda:

By consensus of those present, there were no changes to the published agenda. It was moved by one homeowner to approve the agenda and seconded by another. Motion carried.

Approval of Minutes:

It was moved by a homeowner and seconded by another that the minutes of the December 2022 Annual Meeting be approved as printed. Motion carried.

Nominating Committee Report:

Kay Esau, Chairman of the Nominating Committee introduced the nominees for a two year appointment to the HOA Board of Directors effective 1-1-24. Kay expressed her appreciation to the other members of the committee who helped recruit potential board members. After contacting 47 people, the committee found three people to run for the board. The votes were cast and counted by three homeowners. The three newly elected board members are Samuel Cortes, Kevin Quilty, and Mitchell Sturdivant.

President's Report:

Samantha Prieb discussed that we have been working on past due accounts this year. We have implemented a new policy to encourage homeowners to keep their dues current.

We have also invested some of our money in a CD and a Money Market account. The money is available if needed, while we earn interest on it.

There are many fences in The Park that are in need of repair or replacing. We also have trees that need trimming.

HOA dues may need to be increased in the future to cover the increasing cost of mowing, pool maintenance, and other expenses.

Vice President's Report:

David Mueller reported on the purchasing of trespassing signs for our walking paths. These will protect us in case someone from outside The Park is injured on our property.

We will be enforcing the Covenants and Bylaws concerning yards, fences, and other violations.

The Jay Russell development was discussed and several questions were answered.

Treasurer's Report:

Jan Capps presented the 2023 Financial Report for the HOA. As of October 31, 2023 the total cash was \$58,859.57. Total expenditures as of 10-31-23 was \$44,987.30. The projected cash balance at the end of 2023 will be \$56,022.57

The projected Reserve Account balance will be \$23,096.65 consisting of: Deferred Maintenance Pool account \$7,735.65, Deferred Maintenance Storm Damage account \$11,635.66 and General Savings \$3,725.34. In March, we moved money from our savings to CD and Money Market accounts. Our CD is projected to have \$10,273.83 and our Money Market will have \$12,177.34 by the end of 2023. This was a good investment as \$448 interest was earned. We are projected to move \$9,000.00 to the Reserve Accounts from our Checking Account.

Jan then reported on the budget request for 2024. The amount was \$64,900.00 in Revenue and \$63,975.00 in Expenses. This represents a 10% increase in expenses from last year due to rising costs. The 2024 budget was voted on by paper ballot. The budget passed.

We spent money on pool chairs, path signage, tree trimming and in the future we will need to replace trees.

Beginning in January 2024 The Park HOA dues will be emailed to residents who have not opted for paper statements. If you do not receive your email bill by January 5, please contact us by using our website.

Secretary's Report:

Linda Franklin reported on her duties. She monitors The Park emails, answering questions and directing each email to the appropriate person. She also takes minutes at all the board meetings, posts them on the website, and updates the website on things that are happening in The Park.

Pool Chairman's Report:

Dan Voyles reported that the pool had a very easy year. We have purchased new chairs for the coming year. The card reader has been working and there were no leaks in the pool. There were a few minor rule violations which were resolved. Homeowners do need to be present with visitors and minors under the age of 16.

Grounds Chairman's Report:

Steve Carter reported that the Spring clean up was held on April 1 and we filled one dumpster. Next year we are considering holding this later in the Spring giving residents more time to clean up.

The Yard of the Month was awarded to Michael and Susan Dudek in May, Vergil and Kay Esau in June, Cory and Becky Norton in July, and Alan and Barb Gaul in August.

We have a mowing contract with Avant Lawn and Landscape for another three years to take care of the commons areas. Steve continues to clean up limbs and makes sure that our trees are kept trimmed.

Social Chairman's Report:

Kim Logan welcomes new residents to The Park. She also monitors For Sale signs to ensure realtors are aware of our rental policy. Only homes that are grandfathered in can be rented.

The Ice Cream Social was held on June 24 and the Pool Party was scheduled for August 19, which turned out to be an extremely hot day and had to be canceled. A Fall Cookout was held on October 21. The weather was great, but the attendance was low. Next year we will try for an earlier Pool Party with the Ice Cream Social later in the summer.

The Holiday Lights Contest continues this year. Judging will be on December 16.

Other Business:

We have a new website this year. Jan reported that The Park website ranked in the Top Ten in the country for all HOA. We've had 2,200 visitors to our website. Especially nice were pictures of our events and the minutes of the board minutes.

We had trouble finding people to run for the board and a homeowner suggested we wave HOA fees for board members. The current board members will look into this as a homeowner thought we couldn't do this because we are a Non Profit HOA.

Several homeowners had comments concerning traffic obstructions, dog walkers not cleaning up after their dogs, and speeding on our streets.

Waste Connections Trash Service was also discussed. We are keeping the same company for the next five years. Rates are listed on the website. We do get a reduced rate for living in The Park.

Door Prize Drawing:

Cindy Burr won the grand prize of two quarters of the 2024 HOA dues paid. Ten other homeowners won \$10 QuikTrip gift cards.

Adjournment:

One homeowner moved that we adjourn the meeting, another homeowner seconded the motion. Motion carried.

Linda Franklin
HOA Board Secretary