

The Park HOA Board of Directors Meeting
November 9, 2023 David Mueller's Home

Members Present : Samantha Prieb, David Mueller, Steve Carter, Dan Voyles, Jan Capps, Kim Logan, and Linda Franklin

The meeting was called to order by Samantha. Approval of the October minutes was moved by Jan and seconded by David. Motion passed.

President's Report - Samantha

Samantha has been working on the Annual Meeting which will be held December 4 at Crossroads Church. Each board member will give a report of what they have been doing this past year at the meeting.

On the new housing development north of The Park, Jay Russell sent us a map showing which areas will be constructed first. Single family homes with a street off Maize Road will begin next spring, followed by duplexes off Maize Road.

Waste Collections will again be our trash company. We have a contract for five years. We tried to contact other companies to compare prices, but didn't find any better offers. The cost of one cart emptied weekly will be \$45.78 quarterly. Recycling carts will cost \$35.10 and be emptied every other week. An additional trash cart will cost \$24.00. The cost will not increase until January 1, 2026 at which time the rate will increase by 5% for trash. This will occur each year until the end of the contract.

Vice President's Report - David

Pathway signs were discussed. These will provide us with liability protection if someone from outside The Park is injured. We decided to go ahead and purchase nine signs since we had already budgeted the money. Jan made the motion to purchase the signs, Linda seconded. Motion passed.

David has prepared letters to inform residents of covenant violations and past due accounts. These will be put on violators' doors or mailed to them.

Treasurer's Report - Jan

We discussed the new 2024 budget which will be presented at the annual meeting. With the rising costs of all our expenses, it is more important than ever that all homeowners stay current with their dues.

The October financials were presented. Income for October was \$11,976.35 and expenses were \$4,598.02. Our checking account has \$33,474.59, our Money Market account has \$12,132.84 and our CD has \$10,205.79. There is \$645.40 in our savings account. David moved to approve these and Steve seconded. Motion passed.

Rewording of our policy of collecting past due accounts was discussed and will be posted on The Park website and also attached to the November minutes. Samantha moved that we approve the new wording of the policy, Dan seconded. Motion passed. We discussed possible collection agencies to help collect these past due accounts. We would like to have homeowners keep their dues current to prevent us from taking legal action and hurting their credit score.

Secretary's Report - Linda

The Park has received 68 emails this past month. Emails include questions concerning HOA dues, non compliant problems, and concerns in the commons areas.

Grounds Chairman's Report - Steve

The cheapest bid to repair the sidewalk that is a tripping hazard is \$1900.00 Steve made the motion to repair the sidewalk and Dan seconded. Motion passed.

There are several tree branches that need to be trimmed. That will be done soon.

Additional dog waste stations were also discussed again.

Social Chairman's Report - Kim

The Park cookout was held on October 21. The weather was great, but attendance was low. Next year we will go back to having a Pool Party.

Kim will be contacting several neighbors to obtain their missing email address and phone number. Please be sure to inform us of any email changes since we will be using them to bill for the HOA dues.

Old Business

Rob Hartman's replacement on the Architectural Control Committee was discussed. We have several possible replacements.

There are a few non compliant situations that have occurred.

If you are planning any architectural projects such as a new roof, siding, solar panels, fences, painting, or construction please be advised that the Architectural Control Committee needs to approve these projects before the project begins. There is a form on The Park website. If you neglect to get approval, you could be fined.

New Business - None

Adjournment

Jan moved that we adjourn the meeting. David seconded. Motion carried.

The Park Homeowners Association

Policy Regarding Past Due Accounts

On November 9, 2023, The Park HOA Board voted to revise the Policy Regarding Past Due Accounts dated 6/8/2020. The Revised Policy shall be that overdue HOA dues accounts that are behind in payment 3 quarters will be referred to a collection agency. Any collection fees or contingency fees will be reimbursed to The Park Homeowners Association by the homeowner. The contract with our collection agency states that the HOA itself will not attempt to collect any account that has been referred to the agency, and that the agency will collect all referred accounts as the HOA's representative.

The HOA will retain the right to instruct the collection agency to obtain a Judgment in Court against overdue accounts which could result in garnishment of wages and/or property liens.

Reference: Park Homeowners Association Bylaws, Section 8

Approved by HOA Board of Directors: 6/8/2020

Revised and approved by The Park HOA Board of Directors: 11/9/2023

Posted on HOA Website: 11/15/2023