

PARKMOR HEIGHTS HOMEOWNER'S ASSOCIATION  
GENERAL HOMEOWNERS' MEETING: November 12, 2020

Attendees: Vince Barnes (President), Bill Brandt (Treasurer), Judy Robison (Secretary), Bruce Robison and Kristy Vunesky joined via ZOOM. Absent: Rosemary Ravenscroft.

This meeting of the general membership was presided over and called to order by President Vince Barnes. Roll call of the Board of Directors showed four present on premise with one joining by ZOOM. A quorum of the Board was met. A quorum of the General Association was also met by the following households: Robison (905 Crater Circle); Hermann (909 Crater Circle); Brandt (602 Cascades); Franck (702 Cascades); Vunesky (712 Cascades) via ZOOM; Barnes (905 Denali); Hewitt (902 Yellowstone) via ZOOM; Scroggins (906 Yellowstone); Fleming (907 Yellowstone); Robison (1004 Yellowstone); with additional 14 proxies submitted.

Vince began the meeting with appreciation to Aldersgate United Methodist Church allowing us to use their facility for this meeting so that social distancing and masking guidelines could be met. He explained this meeting was the annual HOA meeting where we recapped the year and voted on Board of Director vacancies created by terms expiring or relocation.

Secretary's Report: Judy advised the minutes needing approval were from our last General Association meeting on 12/12/2019 and were posted on the HOA website. She asked if anyone wanted them read prior to voting on approval. None did, so Bill Brandt made a motion to accept the minutes as submitted and Bruce seconded the motion. All voted in favor.

Treasurer's Report: Bill Brandt shared handouts illustrating the current status of the bank accounts and the analysis of the 2020 budget. The checking account as of 10/31/20 has an ending balance of \$9526.84 with the money market sitting at \$12,593.97. Bill stated through various efforts such as reduction in fertilizer treatments and mowing events, it appears we will be able to once again fund the Long Range Reserve account and still have a positive variance of around \$2800. John Fleming made a motion to accept the treasurer's report and Rick Hermann seconded it. All voted in favor.

Committee Reports:

**Pool Committee:** Vince spoke on behalf of Rachael Watkins that the health of the pool was steady throughout the season. We are stretching the pool cover's life out for one more year and will need to look at replacement furniture for the coming year. He stated we would discuss the open/close dates later in the meeting under New Business.

**Grounds Committee:** Rick Hermann (Chairperson) expressed gratitude to fellow committee members Bill Brandt, Bruce Robison and Jim Stober. Rick also stated that Bill Kunkel helped with tree trimming; Ronnie Torbit helped in hauling away debris; Rick Akins contributed to shoreline cleanup and tree trimming; Rich Wilson performed cutting and weedwork during low tide; John Fleming provided assistance; Curt Hewitt with some friends helped move some of the big rocks; and Pam Wilson did hedge trimming and floral decorating at the pool house. Rick stated the Grounds Committee was able to stay within the budget but also identified a strong need for the pond issues created by drought and low water levels. Obviously, the key to controlling this is to begin early in the year, but chemicals are expensive. Rick did share that Complete Lawncare has offered to continue their service for a 3 year contract with no increase.

**Architectural Control Committee:** Kristy Vunesky (Chairperson and Liaison) advised that the ACC had received seven more requests this past month making the total for the year at 46. 15 were for landscaping; 12 were roofs; 18 were other outside projects (i.e., storm door, light fixtures, etc); and 1 was fence related. The committee consisted of Kristy, Raymonda Barnes, Bill Kunkel and Tara Kut. Raymonda and Bill are moving out of the neighborhood, so the ACC is looking for additional committee members.

**Social Committee:** Vince stated that in this year of COVID-19, we obviously didn't hold any planned social events. He did note that a homeowner made arrangements for an ice cream vendor to stop at the pool side one afternoon. Judy also noted that the Welcome Committee (a sub-committee of the Social Committee with members Fred and Rosemary Ravenscroft and Judy Robison) has welcomed 10 new homeowners to our HOA and Judy will be welcoming the two newest in the coming weeks.

### **New Business:**

Bill Brandt advised that traditionally as we near the end of the budget year with a positive variance, we transfer \$2000 to the Long Range Reserve money market account for those non-annual expenses. The last two years funding did not allow for this transfer, but this year's positive variance does. Bill made a motion to transfer \$2000 to the money market account. Raymonda seconded the motion. All voted in favor.

Vince also stated that we experimented with the pool season this year by opening two weeks later than tradition and kept it open two weeks past Labor Day. There was no real expense variance as the number of weeks open was basically the same. Discussion ensued of whether to have a pool season running from Memorial Day through Labor Day; or do the delayed season. Since there was no cost savings in the opening cost of having a later opening, most were leaning toward the traditional season; however, since the pandemic may yet still be an issue, it was decided to make the decision at a future board meeting.

John Fleming also mentioned that the signs announcing the HOA meeting were not out this time.

**Voting:** Vince and Judy explained that we have two Directors whose term is expiring (Bill Kunkel and Rosemary Ravenscroft). Additionally Bruce Robison joined the Board early last spring as Director Beverly Linn had moved. Therefore he is on the ballot for approval to complete the final year of that term. Last, we are beginning the increase of the number of Directors on the Board (as approved in the 2019 HOA meeting). Consequently, we have a third Directors position to fill for a three year term. Candidates are: Gina Hewitt, Jon Sales, and Alice Scroggins. Voting commenced and all were approved. [NOTE: Vince Barnes moved from the HOA since the meeting and the Board has approved Rick Hermann to fill the last year of Vince's term.] The new Board will meet via ZOOM on 12/10/20 to elect officers.

John Fleming made a motion to adjourn the meeting with Bruce Robison seconding. All voted in favor.

Minutes taken and transcribed by Judy A. Robison.