

PARKMOR HEIGHTS HOMEOWNER'S ASSOCIATION
GENERAL HOMEOWNERS' MEETING: November 14, 2019

Attendees: Vince Barnes (President), Rosemary Ravenscroft (Vice President), Bill Brandt (Treasurer), Judy Robison (Secretary), Bill Kunkel, Barbara Fleming and Beverly Linn.

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 all present so a quorum of the Board was met. A quorum of the General Association was also met by the following households: Robison (905 Crater Circle); Kut (907 Crater Circle); Hermann (909 Crater Circle); Barnes (905 Denali); McDowell (1004 Denali); Ravenscroft (1008 Denali); Scott (1012 Denali); Gaunt (1015 Denali); Brandt (602 Cascades); Shivers (1003 W Glacier Court); Sales (1006 W Glacier Court); Self (1009 W Glacier Court); Linn (902 Yellowstone); Kunkel (904 Yellowstone); Scroggins (906 Yellowstone); Fleming (907 Yellowstone); and Jones (707 Zion Way).

Judy explained that the minutes from the last General Association meeting would need to be approved. Since May 2019 meeting did not have a quorum of homeowners, the last meeting minutes were from December 6, 2018. Judy read the minutes and asked if there were any additions or corrections needed. None were spoken. Bill Kunkel made the motion to accept the minutes as read, Barbara seconded that motion.

Vince next explained that in accordance with the ByLaws and the RCC's, any proposed increase in the annual dues assessment must be voted on and, if passed, imposed no later than December 1. Consequently, this special General Association meeting was called to discuss the Board of Directors' recommendation of a dues increase and answer any questions. Vince acknowledged that a dues increase was just approved last year and that we are limited to increases not to exceed 15% of the previous year's fee. To give a detailed picture of our current finances, Vince turned the meeting over to Treasurer, Bill Brandt.

Using a slideshow, Bill presented graphs and charts to show how the expenditures were outpacing the income. With this increase in the previous years, the budget was being balanced from the reserves. Example was that the Reserve balance in 2016 was \$18,800, yet is projected to end this year with a balance of \$12,579. The Reserves was created to handle those large intermittent expenses such as sandblasting and painting the pool; re-roofing the pool house; rebuilding the pond air diffusers, and any major event like the repair of the termite infestation this past year in the pool house and the repair of the pool lights. The expenditures are going to increase as labor to mow the common area goes up as does the utilities cost and chemical costs for the pond and pool.

Vince then explained that tonight's meeting was to vote on the proposal from the Board on increasing the homeowner's dues by 15%. Additionally, we were asking for approval of updating the wording in the By-Laws. Particularly, we would like to change the requirement of holding the annual meeting within the last 30 days of the year to the last 60 days of the year so that we could conduct the voting of officers and any proposed increase or other business all at the same time.

Judy also demonstrated on a slide the changes being recommended. Most of the other changes were to add “he/she” instead of just “he”. Also, there was a paragraph dealing with the “Corporate Seal” which the HOA does not have, so we recommended the removal of that paragraph and insertion of the required registration with the Secretary of State’s office.

Discussion was open to the floor. Question was asked if we planned to ask for an increase next year. Bill B. stated we were hopeful this increase could help us maintain for a year or so.

Voting: Vince announced that we were going to have ballot voting. Judy explained that our Restrictions, Covenants and Conditions (RCCs) are very specific on the election process. We have sent out the appropriate notifications prior to this election along with a proxy option. Judy advised that as you come to the table to collect your ballot, a check will be placed on the registration form showing your household was issued one ballot. If you have a proxy form, the proxy will need to be turned in at that time and the household will be marked as having given proxy for their vote.

- ❖ Proposed increase in dues from \$300 to \$345: Passed. This issue received a total of 51 votes – 43 voted “yes” and 8 voted “no”.
- ❖ Wording changes to the By-Laws? Passed. The vote count was 50 “yes” and “1 “no”.

Short Reports were given from each committee:

POOL: Has been winterized and furniture packed away. We have been keeping the broken pieces to reassemble or piece meal with other broken pieces.

GROUNDS: Plan for one more mowing this season. Big thanks to Bill Brandt and Rick Hermann for their work on the pampass grass.

ACC: Needing more volunteers and a new Chairperson for 2020.

WELCOME: We welcome to the neighborhood and our meeting tonight, Alice Scroggins. We currently have two other homes on the market now Kittleman’s and Radney.

NEIGHBORHOOD WATCH: All is good. Fred stated that he has passed the baton for Denali on to Jim Talley.

One other piece of business to be voted on was the continuance of the website as the domain needs to be renewed. Cost for 1 year is \$19.95, for 2 years \$33.90, and for 5 years \$74.80. Rosemary made a motion to renew at the 5 year rate and Vince seconded the motion. All voted in favor.

Vince advised that there will be a meeting on 12/12/19 to vote on the new Board of Directors. He invited anyone interested to contact him. We will be meeting at Central Bank of the Ozarks but appreciate Aldersgate UMC allowing us to meet here tonight.

Bill K motioned to adjourn and Barbara seconded.

Minutes taken and transcribed by Judy A. Robison.