

**PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING: 03/17/2022 @ Aldersgate UMC**

Attendees: Kevin Stearns (President), Jon Sales (Vice President), Alice Scott (Treasurer), Judy Robison (Secretary), Michael Angelo (Asst. Secretary), Stephen England, and John Fleming. Unable to attend were Gina Hewitt and Kristy Vunesky. Homeowners who joined the ZOOM meeting were: Keith Vunesky.

**Secretary's Report:** Judy stated the last Board meeting minutes were from 12/28/21 and were recorded by Alice Scott. As these were emailed to all Directors, the quest was asked if there were any corrections or additions. None were noted. Stephen made a motion to accept the minutes submitted and Michael seconded it. All voted in favor.

**Treasurer's Report:** Alice advised that she too emailed the financial report for the month of February on 03/02/22. The report showed current balance in the checking was \$24,584.79 with all homeowners having paid their 2022 dues **with the exception of 8**. Alice stated that she has personally called each of these homeowners already reminding them that late payment penalties apply to unpaid balances as of 4/01/2022. Stephen made a motion to accept the financial report, Jon seconded it. All voted in favor.

**COMMITTEE REPORTS:**

- **Pool**-Jon stated that he has been reaching out to Buster Crabbe concerning their maintenance contract for the upcoming pool season. They are revising the contract to reflect the increase of fuel so the per trip charge will be \$20 more per week. Also, chemicals were not included in their cost proposal. Jon also asked about the replacement of the other loungers and it was noted that we have \$800 budgeted this year for furniture. Judy requested a list of Pool Committee members for our file. John Fleming inquired if a termite inspection had been scheduled for this year. Jon will work with Chrystal James on having this completed.
- **Grounds**-Stephen advised that the fertilization for the common area is not being done by Dave Taratuta (our lawn mowing guy), but is subcontracted and they are needing \$100 per application. That would up the treatment for pond/pool areas to \$450 per application, so Stephen was recommending that we only do three applications plus \$160 weed control on North and West perimeter. The board determined that we could go with the three regular applications and skip the perimeter application this year. Stephen also stated that raking the yuck from the pond had him removing 25 fifty-five gallon bags of debris to the yard waste center. Judy asked Stephen for names of committee members. Stephen stated it was currently himself, Adam Brown, Tim Franck, Bill Brandt and Bruce Robison.
- **Architectural Control** – John Fleming stated that he only recently accepted the chairperson position of this committee, but the other members were currently Stephen England, Alice Scott and Keith Vunesky. John stated that currently there is a new proposal for the ACC to review which is a landscaping request for his yard. John also asked that all petitions be submitted on paper and sent directly to him. Judy advised him that though this is how we did it for years, in the past year there were requests to be able to submit it electronically, thus the form that was on the website that once completed was automatically sent to the HOA email. Judy stated that she checks this email regularly and sends any request to the ACC members with a cc to the

Board so the Board was always in the loop. John explained that he felt the current efile form was too limited and did not provide sufficient information for the ACC to review. The decision was for John to talk this over with Tim on designing an electronic form that provided sufficient information.

- **Social/Welcome Committee** – Judy advised that she new that Tara Kut had received a contract on her home, but did not have any information on the house at 1003 Denali nor the home at 703 ZionWay. John Fleming reminded all that he had agreed to help as part of the welcoming committee. Judy asked John if he or Barbara could get her information of these two homes so that a welcome packet could be delivered. She also is updating those packets to reflect the changes in board members, etc.

#### **OLD BUSINESS:**

- **Pond Service Agreement** – Stephen advised that he had provided some clarification language on his proposal. Kevin stated that we needed to vote on the written agreement at next board meeting and add this as a line item on the budget for 2022.
- **Windmill Repair** – Stephen stated that he has studied this for some time and believes that if we could rent a lift at \$300, that he could pull the vanes off to have them repaired. Then we would need to rent the lift again for him to weld them in place and put them back up. Kevin asked who would “repair” them and Stephen talked about some Amish who work on them all the time. The Board will vote on this once all details have been ironed out.
- **2022 Budget** – Kevin asked that committees have their final cost items submitted so next board meeting the budget for 2022 could be approved.

#### **NEW BUSINESS:**

- **WEBSITE** – John Fleming had advised last month that he could not access the website and wondered if we had failed to renew our service contract. Judy stated that Tim Franck is our website administrator and that he had been out-of-town recently, but has now been apprised of the access problem and was working on it and has been provided with officer update information.
- **Commercial Vehicles** – Question was raised on commercial vehicles parked in driveways. There has been a commercial garage door repair vehicle on a driveway overnight for several weeks and a recreational vehicle. Keith Vunesky was asked about the new vehicle they have on their driveway. He stated this was not a recreational vehicle, it was a daily driver for his wife’s medical condition and was too large to park in the garage. He clarified that the vehicle is classified as a “touring coach”. There was quite abit of discussion and recognition that a medical condition might warrant a waiver from the RCCs. Judy will present a draft waiver at the next board meeting for consideration.
- **Solar Panels** – John mentioned that the RCCs may need to more specifically spell out the HOA’s position on solar panels. He stated the HB2152 was not approved which addressed HOAs and solar panels. Kevin asked that we table this for discussion at a future meeting.

The next Board meeting will be at Aldersgate UMC on Thursday, 4/21/22. Alice made a motion to adjourn the meeting, Jon seconded it. All voted in favor.

Minutes taken and transcribed by Judy A. Robison.