

**Parkmor Heights HOA Board Meeting – Thursday- August 21, 2025**

***APPROVED MINUTES***

Board Members Present- Adam Brown, Sharon Zeilmann, Linda Robertson, Pat Shivers, Rick Akins, and Jon Sales

Homeowners Present- Barb and John Fleming, Pat Hackett, Nola Shiver, Bill Brandt, Judy Robison, Michael and Elena Angelo

Adam called the Meeting to order at 7:06 Pm

SECRETARY REPORT - Sharon read the June Meeting minutes- Adam motioned to approve- Linda Seconded, all Approved

TREASURERS REPORT – Checking Balance is \$33,316.34 the Money Market Balance is \$12,094.88. We collected a \$50 Fee for a lost pool key. The Total Invoice for the Windmill repair was \$8461, but \$450 Was contributed by Homeowners and we received an additional \$500 from the Mc Croskeys to purchase the old Windmill head- so our net final cost was \$7511.00

COMMITTEE REPORTS:

POOL - Linda got the new pool cover down to \$3380.00 with Buster Crabbe. We will be paying for this out of the money market account and have budgeted for this.

Linda will fix the pool ladder rubber treads herself and order the items to fix this once the pool is closed down for the season

GROUNDS - The new windmill maintenance will cost \$300 every 2 years. This will be to oil it and do an inspection. The oil is 5W Non Detergent Motor Oil

Stephen, Frank and Adam, dug up some buried sprinkler heads by the poll to get them working better. The Trees by the pool are doing good and getting watered . - The Pond has been doing good as well.

ARCHITECTURAL REQUESTS – None reported

WELCOME - Two new houses have been purchased since our last meeting. Susan welcomed these families to our neighborhood, arranged a pool key and discussed an overview of the HOA (including info on the website with RCCs and modification request forms, meetings dates, dues, and given a neighborhood directory etc.)

- 1) 710 Cascades: Travis & Hailey Pennewell
- 2) 604 Cascades: Steven & Mackenzie Schaefer

Laura Morris has joined the committee this year and has been a great asset to helping welcome the new families.

COMMUNICATIONS - Newsletter went out via email in July and hard copy was distributed in August. Nothing new to report on reconfiguring the website.

NEIGHBORHOOD WATCH - email went out to all of us regarding Nixa Utilities and a person impersonating them following around going to households suspiciously. The police were called and a notice went out to all the homeowners regarding this incident. Pat Hackett also brought to our attention that the Nixa police were in the subdivision this month and stopped on Zion Way looking for information regarding a possible hit and run.

SOCIAL COMMITTEE - We will be having our annual chili/hotdog homeowner event in October again- final date not finalized yet.

We discussed having a DOG day at the pool for Tuesday, Sept 2 from 6-8- Linda made a motion for this event, Sharon seconded, and the motion was approved. A notice will be sent to everyone about the event as a trial run this year.

#### OLD BUSINESS

Letters for landscaping and lawn were sent to four homeowners this week requesting they make improvements.

#### NEW BUSINESS

Formation of Nomination Committee - Rick Akins will be our Board Liaison this year. John Fleming will also be on this committee – We need one additional person to join the committee. We will have three Board positions open this year to vote on. The officers will be chosen by the Board during the December board meeting.

LONG RANGE RESERVE - Adam went over all of the long-range planning and future expenses that we may have. It was emphasized that the Long Range Reserve (LRR) was established for maintenance and general neighborhood improvement expenditures in excess of \$1,000. Based on work done by prior Boards, a goal was established to save at least \$2,000 per year toward the LRR to avoid the need for Special Assessments as maintenance cost arose. It was noted by Bill Brandt that, leading up to the annual dues increase in 2022, the Board had been struggling for a few years to fund this \$2,000 goal out of the annual operating budget. 2025 began with \$22.4k and is projected to be \$12.3k at the end of 2025 after this year's projects (\$1.4k pond drain repair; \$7.5k new windmill; \$3.4k new pool cover). It was shown that our LRR could run low by the end of 2027 if we indeed must make expenditure on sandblasting and repainting the pool, but that we should still have adequate funds to cover that and a couple other smaller, as of

yet, unforeseen expenditures in excess of \$1,000. There was discussion about the possibility of once again increasing HOA dues increase to make sure the Board can cover operating costs while increasing the annual LRR contribution up to \$2,500 per year. Adam pointed out that 15% increases in 2022 and 2024, respectively, meant that 2025 dues were 32% higher than the were in 2021. It was generally agreed that this could be considered during 2026 budget planning by the Board during the October Board meeting, and that whenever it is next necessary to ask Member for a dues increase, that it ideally be something less than the maximum allowable amount of 15% in a single year.

Further discussion was made about how the addition of an HOA Transfer Fee (assessed to new homeowners upon the purchase of a new PHHA property) could have contributed as much as \$6,000 to the LRR over the last two years if the measure would have passed at the November, 2023 General meeting. Sharon made a motion to further discuss the HOA Transfer Fee at the October Board meeting – Linda seconded.

Discussion was had on the arguments for and against such a fee. It was pointed out that, if the Board decides to recommend this to the neighborhood, it would need to be added to the RCC's as an update/amendment, which requires approval by all Members. After a vote, all approved for the Board to discuss in October.

## HOMEOWNERS FORUM

Pat Brought to the Boards Attention that the Police had been on the block of Zion Way looking for a possible hit and run suspect.

Members present voiced a desire to see unapproved minutes distributed to Members to increase transparency on Board meetings. Currently, minutes are not seen by Members until they are approved at the next board meeting, typically two months later. We will do that this month, sending out the unapproved August minutes, marked as such, along with the approved June minutes.

Insurance coverage for the windmill was discussed. Pat and Adam expressed confidence that the policy does cover the windmill under "structures" as defined in the policy, but would confirm and report back to the Board. A question was raised that, if the policy covers the windmill, could a claim be made for the old one that has been taken down, covering or offsetting the cost of the new one. It was pointed out that policy makes a

coverage exception for “neglect”, and it was generally agreed that a case could not be made that the old windmill was well maintained and not neglected.

Members present raised a concern that the Board did not have a limitation on how much could be spent without broader approval by Members, particularly with respect to funds from the Long Range Reserve for capital maintenance and improvement. The Board pledged to discuss this matter, which would require modification to one or both our By-Laws or RCCs, at the October Board Meeting.

Further discussion was had on the windmill expenditure, with John Fleming submitting the following questions:

- 1) Was the repair the most useful use of our HOA Funds?
- 2) What is the value if the repaired windmill?
- 3) If the windmill is damaged in the future how much will that be?
- 4) Could the windmill have been sold?
- 5) Feels that the by-laws or covenants need to reflect a maximum amount the board can spend without receiving homeowner approval
- 6) Feels that communication from the Board is inadequate when money is being spent

The Board addressed many of these questions as follows:

- 1) This was a matter of vote and was approved by the Board, solving a long-standing problem which would have also cost as much as \$4,000 (a 2023 estimate). Many value the windmill greatly while others do not and both opinions have been voiced over the many years the windmill debate has persisted.
- 2) A receipt for the expense of the new windmill in the amount of \$8,461 is being retained. The professionals who provided quotes for the windmill had noted that the tower is sound. Adam noted, as reported and established in the June Board meeting minutes, that the cost to PHHA was \$8,011 with certain Members contributing some of their own money (\$450) toward the repair of the tower platform.
- 3) This is a question that cannot be answered until such an incident occurs, should it occur. At a minimum, the amount of our insurance deductible at that time would apply.
- 4) Yes, it could have been sold for at least scrap value, but it may have ultimately cost us to have it removed. A quote to restore it was collected at a price of \$10,400 from Midwest Windmills. With this in hand, it was clear that the value of the old windmill may not have been worth as much as once speculated. The old windmill was sold for \$500, which will reduce the net cost of the new windmill to PHHA to \$7,511.

At 8:45 PM, Adam made a motioned to adjourn the meeting, Jon seconded, all approved

