

## **PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION**

### **BOARD OF DIRECTORS MEETING: 08/17/2023 @ Aldersgate Church**

#### **Attendees**

Board Members Present: Adam Brown - President, Sharon Zeilmann - Secretary, Mike Angelo - Treasurer, Gina Hewitt - Member, Stephen England - Member, Bruce Robinson - Member

Boad Members Absent: Aaron Kutilek - Assistant Secretary, Kevin Sears – Assistant Treasurer, Jon Sales - Vice President

Homeowners in Attendance : Sam Kucer, Taylor and Ashley Friend, Eric and Angie Braun, Pat and Nola Shrivvers, Ryan Vincent, Fred Ravenscroft, Judy Robinson, Terry Larson, Pam Wilson, Bruce Robinson , Eva Angelo, Susan Brown, Pat Hackett

**SECRETARY'S REPORT:** The meeting started with reviewing and reading the May, 2023 meeting minutes. Stephen made a motion to approve and Gina seconded the motion. The May Minutes have been approved and will be emailed and posted to the website.

Adam made some mention of the storm cleanup and how good and fast the clean-up was as a neighborhood.

**TREASURER'S REPORT:** Michael went over the expenses for the month and what has been paid and what is still due . We are still waiting on some bills for August. The current balance in the checking account is \$19,902.62 . The current balance in the money market is 18,618.26 . Recommends a Dues increase for next year to cover future costs. Sharon moved to approve the Treasures report and Gina Seconded.

#### **COMMITTEE REPORTS:**

- **POOL COMMITTEE** - Pool was built in2002 by Buster Crabbe- 24x44 and holds 40,000 gallons.. The pump sand was changed in 2001, 2011, 2018 and should be done this year after the season again if the Service recommends this. Pool was sandblasted and painted in 2009 and 2017, so hopefully we can get another 2 years before having to do this. The rope was replaced this year.

Jon Fleming repaired about seven chairs that had a broken rivets. Pool will be closing on Monday , September 4<sup>th</sup>

Overall a good year for the pool. The Custodian, Holly Grauf has done a good job.

- **GROUNDS COMMITTEE** - Stephen is going to meet with our current landscaper regarding our contract since it is coming up after 3 years . Mr. Taylor Friend- a new homeowner in the HOA has a business as well, and he will get with Stephen to show what is needed in a Request for Proposal (RFP) from lawn services. Need to try and focus on what, what does not need mowing around the pond and make sure that our service does a consistent job with trimming. Taylor Friend could also participate in the RFP; Stephen will also get a bid from White River for a total of at least 3 bids, and bring a proposal with his 2024 budget to our October meeting.

WINDMILL REPAIR- Adam obtained info about repairing the windmill in the pond area. The tower is considered in good condition but needs some attention that the Grounds Committee can take care of. In order to avoid damage from high winds, windmills need to be free to move. In its chained condition, it will only suffer additional damage with time (some additional damage was done with the latest wind storm). It was also noted that additional parts falling off could cause property damage to nearby homes. Options are:

- 1) Replace the windmill with new at a cost of about \$4k
- 2) Repair it the existing windmill - very rough estimate is 4k and also need plan for maintenance of this as well once repaired

Pam Wilson volunteered to check with city or county to see if we could get any funds for this since the windmill is so old and possibly historic since one of only 2 in MO.

POND ISSUES - There are issues with the Pond drain where the water is not properly directed into the drain, but is draining in holes around the drain and down into the ground on the outside of the drain pipe. Ignoring this erosion problem will eventually cause a more expensive problem. We will need to build up and fill in that area. Stephen thinks if we can get the right equipment and some assistance we can do it ourselves. Will send a notice to certain Homeowners with equipment and capabilities to ask for assistance and set dates by which to do the work.

TREE PLANTING and Removal- needs to look at replacing a couple trees in the common areas. We will discuss later.

- **ARCHITECTURAL** – Stephen reminded everyone about making sure they turn in requests for work being done to the outside of the home. Form to do this is on the website. The architectural committee will review and approve.

SOLAR- City of Nixa allows these, so we need to Submit requests for this as well . RCC's will be updated for Solar rules.

- **NEIGHBORHOOD WATCH** - Pat Hackett will be the new Neighborhood block captain for neighborhood watch on Zion since Jim Stober is moving .

- **SOCIAL COMMITTEE-** New group will get together after meeting tonight

#### **OLD BUSINESS- RCC PROJECT UPDATES-ADAM**

We need to get together again on Sept 21<sup>st</sup> to go over the updates needed to the RCC's

Items to go over:

- 1) Basketball Nets guidelines
- 2) FENCES- potential discussion about no new fences for around the pond – existing ones are grandfathered
- 3) FIREWORKS- needs to follow NIXA city rules and no shooting over neighbors homes
- 4) No Fiscal Year Change
- 5) Higher dues for rental properties? Probably pull this one back
- 6) HOA Dissolution- Hoping to increase this to 2/3 of the total homeowners rather than the current 2/3 rds of the Quorum which is now 10.
- 7) Capital Funds Management – Long Term Improvements
- 8) Short term rentals – not being allowed
- 9) Solar Panels- need to follow rules for City/State guidelines and submit request for approval
- 10) Assessment Language – Update to current

#### **NEW BUSINESS:**

- **LONG RANGE REPORTS-** Adam reviewed the long-range report and items listed for capital items  
Long term capital planning – for the HOA fund – Amounts...etc
- Capital Contribution was discussed for new homeowners as a one time sum when purchasing a new home- this was a spirited discussion about pros and cons. Brief Discussion was made at this time to get ideas and feedback for a One Time HOA Transfer or Capital Contribution fee for new owners. More info will be provided to everyone about this, and this would need to be added to the RCC's and voted on by all before this could be done.

Discussion was also about raised for increasing the dues for next year as well. We can increase up to 15% .

Bill Brandt and Fred Rosencraz along with Michael will be on the Long term Capital planning committee.

#### **HOMEOWNERS DISCUSSION:**

Ashley Friend volunteered to talk to Judy about possibly taking over the Facebook page and making a private group..etc

At 8:55 pm Stephen motioned to adjourn, Sharon seconded the motion and the motion was approved.