

Parkmor Heights

Meeting Minutes

June 20, 2024

Board Members Present: Adam Brown, President; Stephen England, VP; Vicki Allen, Asst. Secretary; Michael Angelo, Treasurer; Pat Shivers, Asst. Treasurer; Mark Allen, member.

Homeowners Present: Carolyn Grantham, Sue Torbit, Ron Taft, Barbara Fleming, Susan Brown, Frank Larson, Erick Kurre, Kevin Wilbur, Elena Angelo.

Meeting was called to order at 7:03 p.m. by Adam. Kevin Wilbur was welcomed as a new homeowner to 1005 Denali. Each person present introduced themselves so that Kevin could begin to know members in attendance.

Secretary Report

Vicki read April 20 meeting minutes in the absence of Sharon. Mark motioned the minutes be accepted; Stephen seconded. All approved.

Treasurers Report

Michal gave the following information:

- Money market balance \$10,081.80
- Checking Acc't balance \$26,548.53 (four outstanding checks have not yet been deducted from the checking acc't .)
- \$10,000 in a CD that matures by September.
- Utility bill has been paid. Usually pay around the 20th of each month for bills due the 5th of the following month.
- RCCs have been filed and paid for.

- July, August, and September are the most expensive months on our budget. We have currently spent 29% of our annual budget, so we are right on target.
- Water bill for the pool increased from \$76 in May to \$274 for May and June.
- Pond expenses remain consistent.

Stephen motioned the treasurer's report be accepted. Mark second. Unanimous approval.

Erick asked about voting rights to clarify whether homeowners should vote. "Yes" during semi-annual membership meetings.

Pool Committee

Barb stated the pool opened May 24th, the Friday before Memorial Day. She had the following report.

- Brenna Grauf was hired as the pool custodian and is doing a fine job.
- Teens not residents of our neighborhood have been using the pool with no supervision from an adult member. The parking lot was filled with their cars. In the future there must be supervision ~~or~~ they will be asked to leave.
- Deb Robinson & Pam Wilson deserve special thanks, along with Barb, for cleaning & setting out the pool furniture.
- Pam also ~~does~~ organized and scheduled all those who will do the 10 p.m. weekly security checks for the summer.
- Ants & termites continue to be an ongoing concern. The HOA pays \$165 annually for insurance in case termites reappear in the pool house. Our current annual expense supports a 10 year contract with warranty that runs through 2027.
- Bathroom sink stopper was stuck; mechanism was disassembled since a stopper wasn't really needed.

- Also, one flushing system in the bathroom is broken. Stephen will repair.
- Water fountain has been replaced by Stephen at a cost of \$40. There is a small leak so minute that Stephen will fix it when he has time.
- Timer for pool lights has been fixed

Grounds Committee

Stephen reported the following:

- Reported sprinkler head was not broken only dirty. It's been cleaned and works fine.
- Sprinkler system has been charged.
- Windmill - Stephen needs help when he climbs into the lift because the equipment will be heavy. He will announce when the repair occurs.
- Trees – three evergreens will be planted by the pool to replace the ones lost in a storm. Cost will be taken from the money market account.
- Weed killer was applied near the Parkmor sign.
- Brick work at the entrance needs professional repair. Adam has contacted four (4) masons to submit bids. Expected cost approximately \$1,000.
- Pond drain needs a berm built so the drain will be the lowest point in the pond.

Architectural Committee

- Some backyards are being improved.
- Replacement roofs need committee approval.

Welcome Committee

- Rob and Chris McKee, new residents at 909 Glacier Ct, were visited. They asked if there was a limit to the number of people

allowed to use the pool. There is not, but members should use good judgement. No one may reserve the pool for private use either.

- Two houses are for sale; one is under contract.

Neighborhood Watch Committee

Cars parked in the street overnight longer than a couple of days should be reported to Adam, who will send an email to the homeowner to move the vehicle. It was suggested that incidents concerning safety & security should be reported to entire neighborhood. Adam looked for a volunteer board member to be a liaison for this committee. When no one volunteered, he said he would handle that task.

Communications

A newsletter will go out around July 1. Guidelines for fireworks are posted on the Parkmor website and available in RCCs.

The newsletter will highlight that Homeowners are responsible for getting a copy of the new RCCs and we will also offer to provide a printed copy if requested. Mark motioned that no signature be required to show that Members received a copy. Stephen seconded. All agreed.

Social Committee

Need a date for fall social. Susan said she would have a date by next meeting.

New Business

Stephen mentioned fish in the pond were looking sickly, a few had died. He'll monitor the situation and contact state wildlife officials if conditions worsen.

Carolyn asked if grass near walkways were being watered. Yes!

Stephen motioned we adjourn. Mark seconded. Adam adjourned the meeting at 8:20 p.m.