

Parkmor Heights October 2025 Meeting Minutes- APPROVED

HOA Board members Present: Adam Brown, Sharon Zeilmann, Linda Robertson, Pat Shivers, Rick Akins, Jon Sales and Fran Larsen

Homeowners in Attendance: Judy Robinson, Ron Torbit, Michael and Elena Angelo , Susan Brown

Meeting was called to order at 7:03 PM- Pat led us in an opening prayer

SECRETARY REPORT: Sharon read the minutes from August- Frank motioned to approve , Linda Seconded and all approved

TREASURERS REPORT: Current balance in the Checking Account is \$16,054.23 and the Money Market balance is \$12,096.90. We have one bill outstanding to pay for the pool closure. We are waiting to receive this to pay. We may be able to move more than our normal \$2,000 into the Money Market at the end of the year. Once all the bills are paid, we will review this.

COMMITTEE REPORTS:

POOL- Nothing at this time- The new pool cover has been put on and pool was closed for the season. Waiting on final bill for pool closure.

GROUNDS- Vendors need to send all bills to the HOA PO Box and/or the HOA Master E mail so that we don't miss anything. Frank will spray for weeds in the Spring- we may need to get quotes for a new company to do this in the Spring for us. We can try to get some quotes this coming year for weeding and aeration, etc. Water, trash and electric bills were reviewed by Frank for the Pond, Pool and Common areas. This year our overall bills were about \$579 less than 2024. We may need a new irrigation timer for the common area around the pond. Zone 9 is currently not functioning. We will re-visit this. Frank will contact the mowing company to schedule the last mowing for this season for the common areas.

ARCHITECTURAL REVIEW -Jon and Frank have had 9 requests all summer 8 accepts and 1 no.

WELCOME- Nothing new at this time- 1 home still for sale in the neighborhood

COMMUNICATION- Nothing at this time. A draft of the October newsletter was shared for review.

NEIGHBORHOOD WATCH – Nothing at this time

SOCIAL COMMITTEE- A report was given and discussion had about the success of the September 2 Dog Night Social at the pool. The Fall festival was moved to Saturday, October 25 due to weather- Frank motioned to approve- Linda seconded. All approved- We will notify all homeowners that the event will be scheduled for the 25th- same time and place.

OLD BUSINESS-

- Distribution of Unapproved Minutes- As was discussed August, the Board has begun to publish, via email to all Members, the minutes in the days following Board meeting. The minutes may be edited before approved at the next Board meeting, then they will be emailed again and posted to our website.
- Limitations on Expenditures- As tabled in August, the Board discussed the matter of limits on amounts the Board may spend on Capital improvements or maintenance without taking a vote from all Members. The consensus of the Board by interpretation of the By-laws was that Directors are elected by the Members to make such decisions on behalf of the Association. Pros and cons were discussed. If this were to be put in place, a determination would have to be made on if the limitation would be a dollar amount, which would become less material over time in with inflation, or a percentage of some baseline such as the annual budget. It was noted that large expenditures are rare, that they are generally discussed multiple times before a decision is made. Additionally, the restored discipline of distributing unapproved minutes will also contribute to increased Member awareness of the Board's deliberations. Finally, it was noted that all Board meetings are open to all Members and that our By-Laws (Article II, Section 3) provide Members with the right to call a Special Meeting should they feel that the Board is not acting in the best interest of the Association. As such, no motion was put forth to amend our By-laws to add a limitation.
- HOA Capital Contribution- Also tabled from our August meeting, the Board revisited the topic of having a HOA Transfer/Special Assessment Fee to contribute toward Long Range Reserves and help slow the need for increased dues and avoid future special assessments. Adam pulled up the language of this topic in the 2023 ballot measure that failed as an amendment to our RCCs. It was observed that there is not enough time to research and propose the matter again for vote at the November 20 Members Meeting. After much discussion, Adam made a motion to table this until after the year – Sharon Seconded . All approved to table.

NEW BUSINESS

- Nominating Committee- Per our By-laws Article III, Section 10, and as begun to be discussed in April, Adam, as President nominated Rick Akins (Director), Jon Fleming (Member), and Stephen England (Member) as the Nomination Committee members. Linda seconded and all approved.

It was noted that five Director positions need to be filled: Three for the expiring 3-year terms of Adam, Sharon and Frank, and two 1-year terms to replace Directors who have resigned.

The following schedule was shared leading up to the November election of Directors:

- 10/31: Send email, on or before this date, to all Members inviting Director nominations, inviting them to send names directly to the Nominating Committee Members (include names and email address)
 - Committee vet and contact nominees, confirm their willingness and ask them to write up a brief bio to share with Members
 - Also include reminder of 11/20 Members Meeting
- 11/10: Send email, on or before this date, to all Members sharing the nominees' bios.
 - Include reminder of 11/20 Members Meeting
 - 11/13: Sharon send final notice of General Meeting
 - Include proxy form
- 11/20: Members Meeting and vote
 - President to call for additional nominees prior to the vote

2026 BUDGETING –

POOL- Budget was \$12,075 and we will keep the same for 2026.

GROUNDS- Budget was \$15,650 – we have only thus far spent \$10,424 but additional mowing and other grounds care expenditures are pending. May adjust lines within Grounds and move some amount to Administrative bucket.

ADMINISTRATIVE- Total Budget was \$3,871. We have spent approximately \$4,200 due to increased insurance costs this year.

It is projected that we will be able to contribute more than the budgeted \$2,000 Long Range Reserve.

After discussion, it was determined that the 2026 Budget will stay the same as 2025.

The Board agreed there is no need to recommend an HOA dues increase for the 2026 year.

HOMEOWNERS FORUM –

Judy Robinson brought up the question of how much should the Architectural Committee approve of rock replacing grass in lawn areas. Discussion was made that there is not always specific limitations in our RCCs on detailed items such as landscaping or colors but that members of the Architectural Review Committee must use their best judgement. Specifically, the RCCs do not state anything about rock. As such, requests are up to the Architectural Committee but it was generally agreed that green lawns are preferred vs the over application of rock beds.

Adam made a motion to adjourn at 8:40 PM- Pat seconded – all approved.