

PARKMOR HEIGHTS HOMEOWNER'S ASSOCIATION
GENERAL HOMEOWNERS' MEETING: November 17, 2022

Attendees: Kevin Stearns (President), Jon Sales (Vice-President), Judy Robison (Secretary), Gina Hewitt, Stephen England, Michael Angelo and John Fleming.

This meeting of the general membership was presided over and called to order by President Kevin Stearns. Roll call of the Board of Directors showed seven present thus a quorum of the Board was met. A quorum of the General Association was also met by the following households: Robison (905 Crater Circle), Zeilmann (904 Denali), Stearns (1003 Yellowstone), Sales (1006 Glacier Court), Hewitt (902 Yellowstone), England (905 Denali), Angelo (903 Yellowstone), Fleming (907 Yellowstone); Wilson (700 Zion Way), Larson (704 Zion Way), and Hackett (699 Zion Way), Brown (909 Crater Circle), Kutilek (907 Crater Circle) with additional 2 proxies submitted.

Kevin began the meeting with the Pledge to Allegiance. Kevin then advised attendees that this meeting was to apprise the Association of Board business for this past year. He explained that we voted last November to increase the Board from 7 members to 9 members. The larger board allows us to accommodate life happenings like our treasurer Alice Scott moving and Kristy Vunesky stepping down due to health reasons. Additionally, the Chairperson of the Pool Committee also stepped down and Kevin thanked Barbara Fleming for her willingness to return to the Pool Committee and aid in that role.

Secretary's Report: Judy advised the minutes needing approval were from our last General Association meeting on 11/12/2021 and were posted on the HOA website. She read the highlights of the minutes aloud and asked for any additional comments or corrections. None were made, so Gina made a motion to accept the minutes as submitted and Stephen seconded the motion. All voted in favor.

Treasurer's Report: Kevin advised that until a treasurer is elected, he would be ad hoc treasurer. Alice had sent a report for the end of October. Our HOA dues allow a budget of \$29,105. At this point we have spent \$21,946.13. Kevin stated that the November and December utilities still needed to be paid from this as well as the property tax. Kevin advised that we should be able to fund the \$2000 to the Long Range Reserve account (money market) which currently has a balance of \$16,609.37. The remaining checking account balance as of 10.31.22 was \$11,200. Gina made a motion to accept the Treasurer's report and Jon seconded the motion. All voted in favor. Pat Hackett inquired if this financial report was available to homeowners. It was explained that Alice made some changes to the accounting log and the current copy was 48 pages if printed as it was sent as a .pdf. John Fleming offered to convert back to an Excel document which could be emailed to homeowners. Kevin was asked if the Treasurer had to be a member of the Board of Directors. Judy read from the ByLaws, Article IV, Section 1 that stated "*The President and the Vice President shall be chosen from the Directors. The remaining officers of the Corporation may be, but need not be, Directors.*" Kevin stated that if anyone knows of a homeowner who is good with accounting, they would certainly entertain the idea of having the treasurer position filled outside of the Board of Directors.

Committee Reports:

Pool Committee: Barbara Fleming spoke on behalf of the pool committee by stating there were no closures during the pool season and she credits Buster Crabbe with doing an excellent job of pool cleaning and maintenance. She did advise that the sand will need to be changed for the

2023 pool season. Barbara commended our pool custodian this year for doing a good job. Barbara advised that she would like to train the 2023 custodian. We have had Terminix do their inspection and all is clear. Barbara also thanked Pam Wilson and Liz Rohach for helping her hand wash the new pool furniture. The furniture is larger than previous loungers and can no longer be stored in the bathrooms in the off season. Barbara will be getting a tarp to cover them for winter protection. John Fleming will also be repairing a loose fence post and Barbara plans to paint the gate prior to next year's pool season. There are new signs up at the pool and Barbara requested an email be sent to homeowners reminding them (1) there is a dress code for the pool and it does not include thongs; and (2) the pool parking area is for use of homeowners using the pool – not for private use by homeowners' guests.

Grounds Committee: Stephen England advised that we have one more year on the 3-year contract with David Taratutta for common ground mowing and trimming. Stephen discussed edging with David and this has improved. Stephen said we had a dry spring and consequently lost some grass. He plans to aerate and re-seed come spring. Stephen advised that even as low as the pond is, it looks good. We have been able to reduce the usage of chemicals and clean the edges of muck and growth. Stephen commented that the sprinklers have all been winterized, adding that through the season he had to replace some of the heads and redirect them. Stephen said the windmill project is still on the back burner but will eventually be addressed. He stated we may have to pay someone to come in and replace the missing blades and then weld the wheel in a locked position.

Architectural Control Committee: John Fleming (Chairperson) stated that things were quiet. The ACC recently approved the extension of the eastside of the Vunesky's home. John did state that the garage door color on the Brandt home had been addressed. John stated that many of the petitions have been coming in after the fact. John stated that the proposed quarterly newsletter would be a good tool to re-educate all homeowners on being compliant with submitting ACC petitions in a timely manner.

Welcoming Committee: John advised that he had recently welcomed Daniel Obimpeh and Betty Abban (908 Denali); Ronda Watts and her mother Fern Johnson (1003 Denali); Gary and Marilyn Moore (909 W Glacier Court), and Chris and Julie Grauf (1002 W Glacier Court). It was noted that welcome packets were yet to be delivered to 604 Cascades, 906 Yellowstone and the registration form returned by Eric and Victoria Kurre (703 Zion Way).

New Business:

- It was noted that many of the pool keys are not returned by the homeowner selling their home and this had created an unnecessary expense for the HOA. Suggestions were to (1) switch over to a fob or card system to access the gate thus allowing deactivation during the off season, hours that the pool is closed and for non-compliance; or (2) create a payment system for those homeowners using the pool and a higher rate for those who are renters wanting pool access.
- Kevin stated that in 2023 he would like to form a taskforce to review the current RCCs and ByLaws in detail to update and address some of the concerns we now are facing (solar panels, renters' responsibilities, VRBO/AirBnB, camper definitions). A draft will be presented to the HOA at a General meeting to be voted on. If approved, the documents will then be filed with the Christian County Recorder's Office.
- Considering that our HOA dues are due by January 1st each year (a tight time for many with taxes and Christmas bills), the idea was proposed of changing our fiscal year to July 1 to June 30 and possibly have the HOA fees due on July 1. It was noted that this would have to be changed

in the RCCs, which also would require a vote by the HOA. Until such time that the Taskforce can study this and draft such changes, Stephen made a motion to extend the due date for 2023 dues to March 31 without penalty. Terry Larson seconded the motion. All voted unanimously in favor.

- The following complaints were brought to the Board's attention:
 - Trash cans are being left out several days after the trash run
 - Basketball goals are laying on their side and some were being weighed down with trash bags rather than contained sand bags
 - Speeding cars

Voting: Kevin instructed the group that we will be voting to replace Board of Directors whose term expired 12.31.22 (Judy Robison, Kristy Vunesky and John Fleming). We also need to vote in a Director to complete the final year of Alice Scroggins Scott. Kevin asked each candidate to stand and introduce themselves. Candidates were: Adam Brown, Aaron Kutilek, Bruce Robison and Sharon Zeilmann. Prior to ballots being passed out, a suggestion was made that since there were four positions to fill and only four candidates to vote on, couldn't we just vote by show of hands? Judy posed the motion that upon each voting household being checked in, that voting for 2023 Directors would be done by a show of hands. Kevin seconded this motion and all present voted in favor. The new Directors for 2023 will be Adam Brown, Aaron Kutilek, Bruce Robison and Sharon Zeilmann. Officer positions will be determined by the Board at their next meeting.

The new Board will meet at Aldersgate United Methodist Church on Thursday, December 29, 2022. This meeting will be the final meeting for the 2022 Directors and will also be the meeting to elect officers for 2023, identify which new director will be serving only one year while the other three will serve three years; and also to set the calendar for board meetings in 2023.

Gina made a motion to adjourn the meeting with Jon Sales seconding. All voted in favor.

Minutes taken and transcribed by Judy A. Robison.