

PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING: 04/15/2021

Attendees: Gina Hewitt (President), Jon Sales (Vice-President), Bill Brandt (Treasurer), Judy Robison (Secretary), and Alice Scroggins (Asst. Treasurer) were able to gather at the pool pavilion, while Kristy Vunesky (Asst. Secretary) joined via ZOOM along with Bruce Robison who was able to join briefly. Rick Hermann was unable to attend.

Secretary's Report: Judy advised that minutes from our last board meeting on 12.10.2020 had been emailed to all board members and also posted to the HOA website. She recapped the new business addressed at that meeting of the installation of 2021 officers, approval of Grounds Committee contracts and the discussion of pond solutions. Alice made a motion to accept the minutes as written and Gina seconded that motion. All voted in favor.

Treasurer's Report: Bill reported that the March 31st balances were: \$28,515.16 in checking and \$14,596.95 in Long Range Reserves. All homeowners are current on their 2021 dues which provides an income of \$25,530 and our budget for 2021 was approved for \$25,515. Bill remarked that the budget approval included the \$2000 carryover to Long Range Reserves if available at the end of the year. Gina made a motion to accept the treasurer's report with Alice seconding the motion. All voted in favor.

COMMITTEE REPORTS:

- **Pool Committee** – Bill stated he has been in conversation with Rachael Watkins on the upcoming pool season regarding opening and furniture. The current plastic/vinyl loungers are not weathering well and have become more fragile, damaged and broken. Bill stated that he had researched these and found some commercial grade chaise loungers with a composite resin frame and non-sagging polyester fiber sling that have a lifetime warranty. Being a higher quality of course comes with a higher price tag. Bill made a motion for the Board to purchase four loungers as replacements for this year. These would be ordered through Costco's at the price of \$899.99 for the four pack; with tax/shipping the four will cost \$952. Kristy seconded this motion. All voted in favor. Bill also stated that the burned-out pool lights will be changed out at the time the pool is prepared for opening. One final request was for Judy to send out an email advertising for the season pool custodian.
- **Grounds Committee** – Rick provided a report via email in lieu of his presence. The mowing has begun and we have done a pre-emergent and fertilizer treatment on April 1st. Prior to that, several homeowners (Barb & John Fleming, Liz Rohach, Rick Akins, Rick Hermann, Pam Wilson and Bruce Robison) volunteered to do ground debris cleanup – a big thank you to all! The Board had approved via email to have the well evaluated by Wicker Well Service by dropping a submersible electric pump in the 60' deep well to see if the well is producing water and to measure flow rate. By pumping water from the well into pond, it will help maintain level and quality by introducing cool, fresh water and aid in reducing filamentous algae formation. Rick stated that the evaluation should be started soon. Additionally, it was noted that our concrete overflow sump had a leak in the bottom corner. Rick waited for the water to recede and patched the corner with concrete patch. Once the spring rains bring the water back to max levels again we will know if this solution was a success.

- **Architectural Control Committee** – Kristy stated that the ACC has processed six requests since the December meeting. Three for roofs, two for landscaping and a garage door, and another was for lighting, but they have withdrawn that request. Kristy further explained that she and her husband were limited in their involvement due to her health and knowing that the ACC requests needed onsite approvals, that for the current time they needed to step back. Gina voiced her appreciation for the hard work that Kristy and the other ACC members had done and stated that she is planning a backporch meeting at her house with current ACC member, Tara Kut, Board Liaison Alice Scroggin, and potential new members Tim Franck and Steven England. She is hopeful that other HOA residents will want to volunteer on this committee or one of the others.
- **Social/Welcome Committee** – Gina shared that Rosemary and Fred Ravenscroft having long served on the welcoming committee have decided to “retire”. Gina said that she is looking for new volunteers to help with this. Meanwhile, Gina, Judy and/or Alice will fill the gap.

NEW BUSINESS

Pool Furniture Contribution Program: Bill shared that the Pool Committee strongly feels that pool furniture we have been using was uncomfortable to lounge on and the metal chairs become too hot to safely sit on. Knowing that the HOA has a limited budget, they proposed creating a voluntary contribution program that was totally dedicated to pool furnishings. There would be the understanding that all contributions are anonymous and totally voluntary. The monies could only be used to purchase specific pool furniture approved by the Board. And, that contributions do not infer any special use of subject furniture. Bill stated that our earlier motion to purchase four new commercial loungers was a good faith move and that the Pool Committee was certain the community would support further replacements. Consequently, Bill made a motion for the promotion and tracking of the “Pool Furniture Contribution Program” with Alice voicing a second. All voted in favor.

Solar Panels: Gina stated that she wanted to explore this topic with the Board, but that we could postpone that discussion for the next board meeting. She handed out materials for the board members to review prior to the next meeting.

Next Board meeting is scheduled for Thursday, May 20, 2021. This will be an in-person meeting at the pool pavilion, weather permitting. Alice made a motion to adjourn the meeting, and Judy seconded it. All voted in favor.

Minutes taken and transcribed by Judy A. Robison