

PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING: 08/19/2021

Attendees: Gina Hewitt (President), Bill Brandt (Treasurer), Judy Robison (Secretary), Alice Scroggins (Asst. Treasurer), with Kristy Vunesky (Asst. Secretary) joining the meeting via ZOOM. Bruce Robison and Jon Sales were unable to attend. The meeting was held in the boardroom of Aldersgate United Methodist Church. Homeowners present: Sharon Zeilmann, Stephen England, Barbara and John Fleming, and new residents – Adam and Susan Brown.

**Secretary's Report:** Judy passed out minutes from our last board meeting on 06.24.21. Alice mentioned that the statement on insurance premium should reflect the amount quoted was the previous year amount and Bill concurred. Judy will correct this prior to it being posted on the website. With no additional corrections or amendments, Bill made a motion to accept the minutes and Gina seconded the motion. All voted in favor.

**Treasurer's Report:** Alice reported that being the Assistant Treasurer, she is assuming the responsibilities for the second half of this year since Bill will be completing his term this year. Bill is continuing to provide oversight. Alice stated that the current July 31<sup>st</sup> balances are: \$16,054.65 for checking and \$14,599.39 in the long range reserve money market account. She did note that we paid the annual insurance policy (\$1813), but we have yet to receive a bill for the pool maintenance for the month of July. Judy also stated that she would be completing the annual registration with the State of Missouri Secretary of State in the next week or so. Judy made a motion to accept the treasurer's report with Gina seconding the motion. All voted in favor.

**COMMITTEE REPORTS:**

- **Pool Committee** – Bill stated that the column lights and underwater lights were not staying on as late as they should or may not even be coming on. Stephen England said he had some experience with this and would be happy to look into it. Bill stated that the pool is scheduled to be closed as planned on Tuesday, September 7<sup>th</sup>.
- **Grounds Committee** – Stephen advised that he is now the Grounds Committee chairperson and asked the Board to consider increasing the budget for the chemicals needed to control the algae on the pond. Bruce Robison has been diligent in applying chemicals weekly and raking out primrose, section by section. He has asked the Board to consider a long-term, HOA budgeted, professional solution for pond maintenance. Stephen will be doing the maintenance on the aerators and working with Bruce on the new well pump investment. This has actually made a huge positive difference in the water level for the pond. After some discussion, it was determined that we would approve up to \$250 to finish out the year on pond chemicals. Additional research needs to be provided to the Board for consideration on budgeting for a professional service on pond maintenance.
- **Architectural Control Committee** – Kristy stated that she has resumed the chairman's position for the ACC and that petitions have slowed. They have a request for a deck on Zion Way that is currently under review. It was noted that the petitions are now fillable online and can be found on the HOA website .... [www.parkmorhoa.com](http://www.parkmorhoa.com)
- **Social/Welcome Committee** – Judy advised we had new residents present at our meeting that were welcomed recently .... Welcome Adam and Susan Brown of 909 Crater Circle.

## OLD BUSINESS

**Windmill:** Gina shared that though the windmill is still locked down in two places, it has shifted its position. Stephen said he was looking at having it double-chained down and possibly welding it to immobilize it.

**Dispute Resolution Committee:** Gina stated that any concerns have been addressed and that we may have no need for this committee – at least, at this time.

**Solutions Roofing Company:** Bill stated that it's like they don't exist, though the roofing supply company says they are still in business. Thankfully, we have resolved our concern about the pool roof.

## NEW BUSINESS

**Long Range Reserve:** Discussion on exactly what the Long Range Reserve should cover and how the funding is calculated.

**Windmill:** Additional discussion on the symbolism of the windmill versus the practicality. Stephen is going to get additional options on being able to keep the windmill, locking down or welding in place the turn mechanism, and possibly replacing the missing blades.

**Homeowner's Dues:** Bill advised that we are running tight this year and with the request to potentially add a professional service for pond maintenance, we may need to be looking at a dues increase to be able to afford it. Bill explained to the homeowners present at this meeting that our RCCs restrict any dues increase to maximum of 15% annually. So, with the current amount at \$345, the maximum they could go up for 2022 (with HOA approval) would be \$51.75 for a total of \$396.75. We have been fortunate to have gone many years without an increase – mainly due to several homeowners volunteering to do early and late mowing and other activities that we are now having to pay for. Bill did state that our HOA dues are still much lower than others in the area.

## HOMEOWNERS FORUM

**Trash and Weeds:** Question was asked about the two properties that were neglectful in their lawncare, specifically weedeating. Gina stated that both homeowners have been contacted and would address it.

**Fictitious Website:** Barbara advised of a website going by our HOA name, but with no postings, yet shows an address in our neighborhood. After some discussion, it was decided that this may have been a starter website by the developer as the address belonged to him at one time.

**NOTE:** Next Board meeting will be on Monday, September 13<sup>th</sup>, 7:00 PM at Nixa FireStation #1 on Main Street in the Community Room. This will be an in-person meeting – homeowners are welcome and may participate during the homeowners forum part of the meeting. Alice made a motion to adjourn the meeting, and Bill seconded it. All voted in favor.

Minutes taken and transcribed by Judy A. Robison