

PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING: 09/13/2021

Attendees: Gina Hewitt (President), Bill Brandt (Treasurer), Judy Robison (Secretary), Alice Scroggins (Asst. Treasurer), with Jon Sales joining the meeting via ZOOM. Bruce Robison and Kristy Vunesky were unable to attend. The meeting was held in the community room of FireHouse #1 on Main Street.
Homeowners present: Stephen England

Secretary's Report: Judy had emailed the minutes from our last board meeting on 08.19.21. 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 as Assistant Treasurer reported that current checking balance is \$14,076.87 and the Long Range Reserve Money Market account had a balance of \$14,600.01. Alice stated that we have received the mowing bill for July. She commented that the pool closed the evening of 9/6/21 and we will have Buster Crabbe's closure cost coming up later this month. Judy turned in the invoice for the annual registration with the Secretary of State's office. Judy made a motion to accept the treasurer's report with Gina seconding the motion. All voted in favor.

COMMITTEE REPORTS:

- **Pool Committee** – Jon reported that “Donnie the plumber” will return to winterize the bathrooms and outdoor water fountain once the irrigation system had been shut off for that area. Stephen mentioned that we need anti back-flow valve and he also recommends purchasing a new timer for the lights. Jon mentioned that with the warm weather after Labor Day there has been some question about why the pool has to close so early. Though the Board has polled the Association members about this, it was suggested that we have the pool season voted on at the General Meeting.
- **Grounds Committee** – Stephen reported that Dave Taratuta is emailing his bill now. He is basically a “mow and go” operation, and Stephen confirmed that 2021 was year one of the three year contract we agreed on with locked in pricing. He also reported that he and others had been working on the pond vegetation. Stephen said they were also still in process of obtaining bids for pond maintenance.
- **Architectural Control Committee** – As mentioned at the last board meeting, the petitions are now being completed on the website and automatically emailed to the HOA gmail account. Judy has been forwarding these to the ACC members. The ACC is saying that response time could be two weeks.
- **Social/Welcome Committee** – Judy advised we have two new residents to present welcome packets to. She and/or Gina will be talking to them as soon as they have settled in. Judy did appeal to Board members that if they had names of new owners, it was really helpful to her in trying to set up an appointment with them.

OLD BUSINESS

Long Range Reserve: Confirmation of the purpose of the Long Range Reserve is to cover the cost of item like the Pool Needs (furniture, structure repair, pool sand, pool painting, etc), as well as Roof cost of the poolhouse, landscaping of the common area, etc. Generally anything paid out of the LRR is going to be a one-time expense and over \$1000.

Windmill: Stephen said that he was looking at what it would cost to rent a lifter and a 110 welder. Gina also suggested getting back with the Graber Drilling on their proposal and cost of repair.

Homeowner's Dues: Bill stated that he ran some numbers to prepare for discussion of a dues increase for 2022. He stated that currently our numbers are income of \$25,520 and this year's budget is projected to be \$26,390 which is \$860 in the hole. Factors considered in this projection were:

- Zero inflation (which is unrealistic)
- We know mowing rate is to remain the same, and we're projecting 28 mowings again in 2022
- Lake chemicals were increased by \$250 last month, so projecting this amount into 2022
- Not projecting any changes in pond maintenance – though it has been requested
- Pool maintenance (Buster Crabbe) historically increases marginally
- Pool repair/furniture projected at zero for 2022 since we repaired/replaced lights & furniture
- Real Estate taxes up by \$350

Bill reiterated that our dues are among the lowest in the city and the HOA benefits everyone's real estate investment. He felt that an increase to \$395 (the max allowed by RCCs) is still great bargain for what our subdivision offers. Gina stated that our next meeting will be the planning meeting for the annual General meeting. We will discuss whether to add an increase to the ballot at that time. Meanwhile, she encouraged Board members to contact other HOAs in the area and provide this information to Judy. Judy will create a table to share with the Association members at the General Meeting.

NEW BUSINESS

Nominating Committee: As outlined in the By-Laws, Gina needed to nominate a member of the Board whose term was not expiring this year, as well as two members of the Association to serve as the Nominating Committee. Gina asked Jon if he would be the Board member and other names were given to Gina for consideration of the Board at the next meeting.

The General Association meeting will be held on Thursday, November 18, 2021. We need to secure a meeting site for this. Also, the next Board meeting will be on Thursday, October 14th, 7:00 PM. Location to be announced. Judy made a motion to adjourn the meeting, and Alice seconded it. All voted in favor.

Minutes taken and transcribed by Judy A. Robison