

## **October 19, 2023 Parkmor Heights HOA Meeting**

**Board Members Present-** Adam Brown, Sharon Zeilmann, Michael Angelo, Stephen England, Gina Hewitt, Kevin Sears and Bruce Robinson

**Homeowners Present-** Ashley Friend and Barbara Fleming

**Secretary Report-** Sharon ready August notes and reviewed with group- we made a couple minor updates to some of the wording in the minutes. After reading- Gina motioned to approve and Bruce seconded the motion.

**Treasurer Report-** Michael went over the reports. Discussed a bill regarding the Trash removal at the pool. Was supposed to be seasonal only so Michael called to get this updated and corrected. Also mentioned that we received the bill from Buster Crabb for the pool closing. Bill came in 44% higher than last year, so he called them to discuss when we got it. They lowered it for us by \$150.00. We went over the bank balances and remaining bills that we are still due to receive. The \$2000 to the money market for 2023 was not paid yet, Stephen made a motion to move the money from the checking account into the Money Market reserve fund before the end of the year. Gina seconded and all approved. \$2000 will be a budget item for every year to be moved into the Reserve fund

Michael is suggesting an increase for our dues for next year, this is part of our RCC discussion as well  
Checking Balance is currently \$5907.70 and the Money Market is \$16,621.37 as of end of October.

### **COMMITTEE REPORTS:**

**POOL-** Barb did not yet have firm budget numbers. Since we are over budget this year due to higher chemical and service costs, we decided to increase the budget by 10% for 2024. Discussed doing new sand in the pool and decided that we will do it after January and put it in the budget for next year. We do not have the new contract yet for the 2024 year from Buster Crabbe. Bruce suggested that we try to get a 2- or 3-year contract from them and maybe a discount to lock in the contract. Wanted to thank Deb Robson and Terry Larson for their assistance in cleaning the chairs. Decided to increase the 2024 budget to 11,278 which is a 10% increase over last year and also \$800 for New Sand.

**GROUNDS UPDATE-** Stephen went over the Grounds budget for 2024 and total will be \$16,000. Last year was \$14,910. The mowing budget for 2024 will be \$7,685, part of the \$14,435.

**TREE Replacement-** We had some come down from the storms. Bruce Robison prepared an overview of suggested replacement trees and relative costs of planting some new trees. No decision was made at this time.

**WELCOME COMMITTEE-** Adam Brown read Jon Fleming's report. He had welcomed the new folks on Glacier. The new owners for 1013 Denali have not moved in yet. There are currently 3 homes for sale in the neighborhood.

**COMMUNICATIONS-** Adam stated we will continue to use our quarterly newsletter in 2024 to educate and remind Members about various benefits and obligations of our HOA. We will feature the pond, pool, and common areas and highlight the efforts of volunteers to keep everything operating smoothly.

**SOCIAL COMMITTEE-** Gina talked about the event for Saturday, the 21<sup>st</sup> from 4-6 pm. We will have chili, hot dogs, smores – bring your own chair and beverages!! Hopefully we will get a good turnout. The Committee had sent out a flyer and the event was highlighted in the October Newsletter.

**LONG RANGE PLANNING** – Adam went over some projections with the long-range reserve planning and the funds available. Showed a couple different options by increasing the annual Money Market deposits and also possible resident increases for dues/ and or asking for \$100 from each homeowner to go specifically to the Loan Range fund.

#### **OLD BUSINESS-**

Operations Manuals- will be completed by officers and committee chairs this year.

**WEBSITE-** Tim F- is asking for backup- we still need to look at options for improvements to this and also adding a Facebook page specific to our group.

#### **NEW BUSINESS;**

**NOVEMBER 16<sup>th</sup> General Meeting Info-** Announcement must go out to the HOA members 30 days before the meeting. Email will go out this weekend.

**RCC AMENDMENTS-** The RCC Amendments Committee distributed all ballots (except as noted below) to the Board for approval. As approved, the ballots will be presented to the Members at the November General Meeting for vote. The following ballots, with corresponding ballot numbers, with recommended RCC amendment language were presented:

- 1) **HOA Assessment increase** from \$395 to \$454 per year – Gina motioned to approve- Michael seconded- All approved
- 2) **Single Family Residential Use-** Amending paragraph to get rid of the old and irrelevant dollar amount- Stephen motioned to approve- Bruce seconded- All approved
- 3) **Dissolution of Association-** Amending to update to 2/3 of all owners, not quorum- Bruce made motion to approve- Stephen seconded- All approved.
- 4) **Addition of Capital Contribution-** RCC Amendment language had not yet been fully drafted and the Board discussed and agreed on \$500- It was decided that final amendment language will be written in the coming days, shared by email to the Board, and **voted on by Virtual Board**

**Meeting, according to Bylaws Article III, Section 7, Action Without Meeting** (requiring a vote be received and recorded from each Director). **On November 2, all Director votes were received and the motion to retract the ballot passed by a vote of 7 for, 1 against.**

- 5) **Solar Panels Amendment**- Sharon made motion to approve- Michael seconded- All approved
- 6) **Addition of Fireworks Policy**- Bruce made motion to approve- Stephen seconded- All approved
- 7) **Short-Term Rentals**- Amendment to limit rentals to no less than 12 month leases- Stephen motioned to approve-Michael Seconded- all approved
- 8) **New Fences Restriction**- Amendment to permit existing fences currently adjacent to Common Areas but restrict the addition of any further. Stephen motioned to approve- Gina seconded- All approved.

**NOTE:** Several members raised concern with this measure. The Board, via email discussion, considered additional facts not previously considered, namely that the new rule would be imposed on a minority homeowners and potentially impact property values. **The Board decided to hold a virtual meeting according to Bylaw Article III, Section 7, Action Without Meeting** (requiring a vote be received and recorded from each Director). A motion was put forth to retract Ballot #8. **On November 15, all Director votes were received and the motion to retract the ballot passed by a vote of 7 for, 1 against.**

- 9) **Additional Basketball Goals Standards**- Stephen made motion to approved- Gina seconded- all approved

## **HOMEOWNERS FORUM**

Barb asked if all the RCC items will be voted on separately. Yes, they will be

**Nomination Committee for new Directors** – Adam has already had two discussions with people who may be interested in serving on the Board. He and two other homeowners to be named will be on the nominating committee. **Note:** This Committee was not formally established until the November General Meeting and voting on Directors was postponed until December.

Ashley- Brought up dogs not being walked on leashes- Stephen will talk to person that was responsible.

Stephen motioned to Adjourn- Adam seconded- All approved.

**Adjourned at 9:15 PM**