

PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING: 12/29/2022 @ Aldersgate UMC

Attendees: Kevin Stearns (President), Judy Robison (Secretary), Michael Angelo (Asst. Secretary), Stephen England, and John Fleming as well as newly elected board members: Adam Brown, Aaron Kutilek and Sharon Zeilmann. Absent Board Members were: Jon Sales, Gina Hewitt and Bruce Robison. Homeowners in attendance: Pat Hackett, Barbara Fleming, Erin McMillin, and Tom Robison.

Kevin called the meeting to order. Judy affirmed that we had a quorum. Kevin advised that the first part of tonight's meeting is a wrap-up session for the 2022 Board Members and the second part of the meeting will be the election of officers for 2023.

Secretary's Report: The 10.13.22 minutes were emailed to the Board members by Michael Angelo on 11/7/22. Judy read the minutes aloud and asked for any corrections or additions. None were noted. Stephen made a motion to accept the minutes, John Fleming seconded it. All voted in favor with one abstain.

Treasurer's Report: Kevin advised that since we currently do not have a treasurer, there has been no updated report. He stated the only change since the report made in October was the utility bill has been paid.

COMMITTEE REPORTS:

- **Pool-**Barbara Fleming stated that a tarp has been purchased and is covering the new lounge chairs. She explained that the new furniture is larger and no longer can be stored in the bathrooms for the winter. Barbara also inquired if the trash collection has been discontinued and this was affirmed.
- **Grounds-**Stephen advised that he has put out new signs along the pond stating "Danger – Do Not Enter the Pond for Any Reason". He also stated that the pond pumps were still filling the pond. Stephen advised that he has several bills from White River doing fertilization and winterizing the irrigation.
- **Architectural Control** – John stated that the only active and approved petition has been for the expansion at the Vunesky home.
- **Neighborhood Watch** – Judy shared that a homeowner contacted her over Thanksgiving weekend expressing concern about another neighbor using a drone to scare off the geese around the pond. Adam clarified that it was a remote controlled airboat and though admittedly loud, it was effective to keeping the geese away and minimizing the amount of goose poop on the sidewalk.

OLD BUSINESS:

- **Distressed Grass in Common Areas** – Concern was brought up at previous meeting and consultation with landscaping pros led us to believe it was due to the drought and should revive next spring. If not, Stephen said he would put some grass seed down.
- **Medicaid Solicitation** – Kevin advised that was against the law. A Medicaid Insurance person cannot show up on your doorstep soliciting business. They must first have the homeowner's permission to call. Otherwise, they can lose their license.

NEW BUSINESS:

- **Operational Manuals** – Kevin stated that having served as president this year, he has come to recognize what a tremendous resource it would be if each committee had an operations manual to guide them on how they support the Board and HOA. He apologized that time could not be found this year to get these drafted, but plans to have manuals completed for each committee in 2023.
- **Quarterly Newsletter** – Adam mentioned this could be an upbeat, informative one page newsletter sent out quarterly or semi-annually. It could be used a friendly reminder of the need to complete a petition for anything regulated by the Architectural Control Committee as well as the rules of using the pool. Several suggestions were made by those in attendance on what all could be included.
- **RCCs** – Kevin reminded the Board that the RCCs have not been updated since 2014 and with more people looking into alternatives (such as solar panels) it was felt that the entire RCCs should be reviewed for out-of-date information and a draft made for the HOA to vote on by November 2023. Kevin stated that a task force of a few board members and a few homeowners should be formed to review and write up proposals.

Officer Election:

- President – Adam Brown [Motion by Judy; Second by Stephen; All in favor]
- Vice-President – Jon Sales {Motion by Kevin; Second by John; All in favor}
- Secretary – Sharon Zeilmann [Motion by Stephen; Second by Michael; All in favor]
- Asst. Secretary – Aaron Kutelik [Motion by Stephen; Second by Sharon; All in favor]
- Treasurer – Michael Angelo [Motion by Stephen; Second by Sharon; All in favor – NOTE: Adam Brown was initially nominated for Treasurer but reversed to accept the office of President. Stephen made a motion to reverse the approval of Adam as Treasurer; Sharon seconded it and all voted in favor]
- Asst Treasurer – Kevin Stearns [Motion made by Stephen; second by Sharon; All in favor]

2023 Meeting Schedule:

- Thursday, March 16
- Thursday, May 18
- Thursday, August 17
- Thursday, October 19
- GENERAL MEETING – Thursday November 16
- Thursday, December 28

Kevin noted that we needed to exit the building by 9:00 PM, so he finished the business by reminding everyone that the 2023 budget would need to be approved at the next meeting.

The next Board meeting will be at Aldersgate UMC on Thursday, 3/16/23. Stephen made a motion to adjourn the meeting, Kevin seconded it. All voted in favor.

Minutes taken and transcribed by Judy A. Robison.