

PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING: 04/23/2019

Attendees: Rosemary Ravenscroft (Vice-President), Bill Brandt (Treasurer), Judy Robison (Secretary), Beverly Linn, and Bill Kunkel. Absent Board Members: Vince Barnes (President) and Barbara Fleming.

Homeowner Attendees: Rick Hermann and Richard James

This meeting of the Board of Directors was presided over and called to order by Rosemary Ravenscroft. Roll call established the above present and a quorum was confirmed.

**Secretary's Report:** Judy advised that minutes from our 03.21.19 Board meeting were emailed to each Board member on 04/14/19. Additional comments or corrections were requested, none were received. Judy emailed the minutes to the HOA on 04/16/19 with a caveat that minutes were to be approved at next board meeting. Beverly made a motion to approve the minutes as written; Bill Kunkel seconded it. All voted in favor.

**Treasurer's Report:** Bill Brandt passed out copies of the current bank account balances as of 3/31/19. He noted that two homeowners' dues were shown as outstanding, but that one was received in the early part of April. The end of March checking balance was \$19,445.52 and the Long Range Reserve Money Market balance is \$12,560.43. In reviewing the deposits for March (\$938), Judy inquired where the \$38 came in as she understood that three homeowners had paid their \$300 dues. Bill stated that two homeowners had early paid their dues for 2019 without realizing that an increase had been approved, so they were paying the difference.

Bill B. also proposed sending a notice to the one outstanding homeowner advising that dues were to be paid immediately or a lien would be placed against his property. Discussion ensued and Judy offered to send Bill copies of previous lien filings to meet protocol. It was also suggested that a conversation first be had with Vince Barnes as he was planning to have a conversation with this homeowner prior to this meeting.

Beverly Linn made a motion that we accept the treasurer's report as presented. Bill Kunkel seconded the motion and all voted in favor.

#### Committee Reports

- **Neighborhood Watch** – No report. It was mentioned that several of us had received a letter from someone in "old" Parkmor Heights regarding a "free private online network" exclusive to West Nixa. Rosemary thought this was something that Tim Francks might know something about since he was out website guru.
- **Architectural** – Bill Kunkel represented the ACC as a member and liaison. He stated that he was aware of one person submitting three different proposals and all were approved.
- **Pool Committee** – Beverly Linn advised that Buster Crabbe submitted a more detailed proposal for pool maintenance this year. She passed out copies showing that the approximate cost for opening and closing will be \$1355, noting that we had budgeted \$1100. The proposal also stated that weekly maintenance would run approximately \$180 per week, based on a one hour

trip charge of \$90 and two trips per week. The pool is scheduled to be open for 14 weeks so the proposed weekly maintenance would run approximately \$2520 and we have \$2700 in the proposed budget. There was concern if the proposed budget of \$9720 would be sufficient. The feeling was if we were able to get by with the furniture we have, and everyone is conscientious in keeping the pool/bathrooms picked up, that we should survive on the money budgeted. If we have a major chemical use or other unexpected cost, we would need to look at other options. Beverly did state that she felt it important to seek competitive bids on the care of the pool. She felt that if Barbara had a verbal agreement with Buster Crabbe for a two-year contract, then the pricing should remain the same for the two year period.

- **Grounds Committee** – Rick Hermann presented the report for the Grounds Committee. He stated that ShearGrasslands has opened the irrigation system for the common areas. No one accompanied them on the testing to check on need for irrigation head replacement or fine tuning the direction of spray. Rick stated that he and Bill Kunkel will do a walk around when they set the timers to see if any need attention.  
Rick mentioned that a few volunteers helped with raking twigs, leaves and debris from the pond and the common area around it. Unfortunately, before all piles were picked up, some children threw one pile back into the water. Removing the debris is essential to keeping the algae growth down. Rick stated that Bruce Robison did a study on the pond and due to it being so shallow (less than 10 feet), it requires a lot of attention and chemicals. A healthy pond is usually 30 feet deep. Unbeknown to the Board, Bruce had been purchasing chemicals himself for the past few years and treating the algae himself. The cost of chemicals, etc. to treat the pond for 2019 is expected to run approximately \$852 when previously the committee projected the pond chemicals to cost around \$300. Rick also read a note from Barbara that some late bills for service rendered in 2018 have already come out of the 2019 Grounds budget. It was mentioned that years ago, we had homeowners who would jointly share in the labor and cost of mowing the common ground for the first few weeks of the season and the last few weeks of the season. This obviously helped with the vendor cost of mowing. Judy stated that she observed CityCuts mowing the common area along the sidewalk, and that he did not come down and mow the area behind her house or Beverly's or the side of the sidewalk where Bill lives – probably because all three of these homeowners mow that area themselves when mowing their yard. It was not known if there was a price reduction for not mowing these areas.
- **Social Committee** – Richard James, Chairperson of the Social Committee, advised that he would like to see several social events this year. He wondered about a BBQ cookout the weekend of the pool opening. His thought was that each street could be assigned a type of dish to bring to the potluck event. Judy asked if Richard had been in touch with Kevin Stearns regarding the "slush fund" and if there were any other committee members besides herself and Richard. The Fishing Derby was also mentioned as it was traditionally held Father's Day weekend. Richard felt he could get people to help, and that he would do some follow-up. The city-wide Garage Sale on Mother's Day weekend was also put on the table as something to promote.

## **OLD BUSINESS**

- **2019 Budget** – Rosemary stated that since we have more definitive numbers from the pool vendor as well as the upkeep on the pond, she asked if we could now vote on a budget for 2019. The numbers were reviewed and Bill Brandt made a motion that we set the 2019 budget at \$26,620. Bill Kunkel seconded the motion. It is understood that this exceeds the income for 2019, and that we must have a proposal ready for the General Meeting in May concerning

another increase in dues. The Board is open to other suggestions to reduce the cost, but the volunteers who have helped in the past years are becoming burned out. All voted in favor of this motion.

#### **NEW BUSINESS**

- Schedule of meetings – There seemed to be some question of when the meetings are set to be held for the year of 2019. Judy shared the document given to her from the 12/6/18 meeting. Remaining Board meetings are currently scheduled at the Fire Station for the following dates:
  - 6/25/19, 7/23/19, 8/27/19, 9/24/19, 10/22/19, 11/5/19The General Association meetings (for all homeowners to participate in) are scheduled at the Central Bank of the Ozarks Community Room at corner of Hwy 14 and Hwy 160:
  - 05/16/19 and 12/12/19 (Judy noted that the last meeting should be in November to accommodate the ByLaws. She offered to check with the Bank for 11/14/19 instead)

#### **HOMEOWNER'S FORUM:**

- Fund Raiser – In acknowledgement of our financial situation, a suggestion was made to cook up some Boston Butts and sell the shredded meat by the bag. Judy stated that we actually did this during our PigRoast several years ago and made quite a bit of money. Of course, we also sold tickets in advance for the PigRoast too. Richard James said he would look into this.

Rosemary made a motion to adjourn the meeting and Bill K. seconded it. All voted in favor.

Minutes taken and transcribed by Judy A. Robison