

PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING: 05/03/2021

Attendees: Gina Hewitt (President), Bill Brandt (Treasurer), Judy Robison (Secretary), Alice Scroggins (Asst. Treasurer), Rick Hermann, and Bruce Robison were able to gather at Gina's home, while Kristy Vunesky (Asst. Secretary) joined via FaceTime.

SPECIAL MEETING OF THE BOARD:

The PHHA Board met for a special meeting on May 3, 2021 to discuss the evaluation done of the pond by Wicker Well Service. The meeting was called to order by President Gina Hewitt at 6:35 p.m.

Rick presented the findings of the pond evaluation. Wicker Well Services installed a pump in the well at the pond on approximately April 21, 2021. Since that time, the pump has been running and fresh water has been flowing into the well at a rate of approximately 6558 gallons per day. The pump runs on a low water sensor/controller that kicks on when the water in the well falls to a predetermined level. This sensor/controller can be adjusted. The evaluation was deemed a success as the pond now has fresh water flowing into it regularly.

Board members inquired as to what improvements can be expected of the pond and Rick stated that while seasonal fluctuations of fresh water rate can be expected to occur, the fresh water flowing into the pond will help keep the pond levels up which will help with pond depth and water stagnation. Bruce added that this will also likely improve algae build-up but will not solve the problem so chemicals will still be needed to help manage that issue. He also stated that the pump has been running for two weeks and he has not needed to add any chemicals to the pond. Rick added that the deeper the pond the better the aerators will work. These are all positive indicators for the pond and the Board was very appreciative of the hard work of Rick and Bruce in helping find solutions to improve our neighborhood pond.

The Board then discussed options going forward based on estimates provided by Wicker Well Services. Options considered included:

1. Continue to use the existing pump, which is used, hardwiring it for electricity and installing pipe at a cost of \$685.00.
2. Buy a new pump and have it installed and hardwired at a cost of \$1485.00.
3. Continue to use the existing pump and buy the new pump to hold in reserve for when the existing pump stops working for a cost of \$1585.00. Bruce introduced this idea as a potential cost savings measure since the cost of a new pump will increase in the future and we do not know how long the used pump will last.
4. Put in the new pump and keep the old one as a spare at a cost of \$1685.00. This idea was introduced after Judy brought up the issue of the warranty on the new pump and concerns regarding having it sit in storage while it was under warranty.

The board discussed all the above options, looking at the possible costs and benefits of each as well as potential issues. After discussion Rick made a motion to purchase and install the new pump. A second on the motion was made by Bruce. All members voted in favor. The Board came to the consensus that

this would be the most cost effective and safest option considering it is unknown how long the used pump may last and the benefit of the new pump being under warranty. Rick will follow up with Wicker Well Services to get details on the warranty and schedule for them to come out and complete the installation of the new pump.

The issue of payment for the new pump and installation was discussed. Bill stated we had a positive variance in our budget last year and it is anticipated we will do well again this year. He felt that we could pay for this expense out of general funds and, if necessary, at the end of the year we could reimburse the expense out of reserve funds.

OTHER BUSINESS:

- **Pool**-Bill updated the Board on the pool furniture. The pool donation program went very well with enough donations to cover all but \$62.50 of the extra furniture from donations. He anticipates a further donation that will cover this additional amount. The pool furniture should be here sometime this week.

Bill asked about the pool custodian position and if we have had any applicants. Judy stated that the email directed applications be sent directly to Rachel and Gina offered to follow up with her.

- **Grounds**-Rick reported that the plumber needs to be contacted to turn on the plumbing for the pool before the irrigation system can be started. Bill stated he would contact the plumber and get that done and Rick will then call to get the irrigation set up.
- **Community Issues**-Bruce discussed an issue regarding people feeding the geese at the pond. This has created a problem with the geese going up onto homeowner porches and patios searching for food and on at least one occasion resulted in some aggressive behavior from the geese towards a child. He asked that a notice regarding this be sent to homeowners asking them not to feed the geese. This led to further discussion regarding continued issues with homeowners not cleaning up after their pets and grass clippings being blown into streets. Grass clippings are not allowed to be blown into city streets per city ordinance and due to federal regulations related to stormwater runoff. Gina indicated she would write an email for Judy to send to homeowners regarding these issues.

The meeting was adjourned by President Gina Hewitt at 7:20 p.m. The next board meeting is scheduled for May 20, 2021. This will be an in-person meeting at the pool pavilion, weather permitting.

ADDENDUM:

May 4, 2021-Rick was able to contact Wicker Well Services regarding the warranty for the pump and expected lifespan as well as a timeline for installation and provided that information to the Board via email on May 4, 2021. The pump has a 5 year warranty and an expected lifespan of 20 years. The on/off sensor/controller has a 1 year warranty. Wicker Well Service will install the new pump the week of May 10th.

Minutes taken and transcribed by Kristina D. Burton-Vunesky