

PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION
VIRTUAL BOARD OF DIRECTORS MEETING: 05/19/20

Attendees: Vince Barnes (President), Rosemary Ravenscroft (Vice President), Bill Brandt (Treasurer), Judy Robison (Secretary), Bill Kunkel (Director) and Kristy Vunesky (Director). Homeowners tuning in were: Rick Hermann, Phillips Housley, Fred Ravenscroft and Bruce Robison.

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

Director Vacancy: Vince advised that he would like to begin the meeting by recommending to the Board Bruce Robison to fill the vacancy created when Beverly Linn moved. Bruce gave a little background including executive board experience. Bill B. made a motion to accept this nomination and Bill K seconded it. All voted in favor.

Secretary's Report: Judy advised that she emailed the 04/29/20 Board meeting minutes on 05/08/20. All acknowledged receipt and had no changes or suggestions to recommend. Rosemary made a motion to accept the minutes as written, and Bill K seconded the motion. All voted in favor.

Treasurer's Report: Bill B. advised that we continue to have outstanding the one homeowner's association dues. A letter was sent to this homeowner advising of debt incurred if not paid by 5/31/20. Bill stated that our checking account for the end of April was \$25,561.97. The long range reserve (money market account) has a current balance of \$12,590.81 for a combined balance of \$38,152.78. Bill B. advised that Buster Crabbe would be coming out next week to begin preparation for opening the pool and evaluating the condition of the pool cover. He also stated that the lawn mowing bills are just beginning to come in. Rosemary made a motion to accept the treasurer's report and Bruce seconded the motion. All voted in favor.

COMMITTEE REPORTS:

Pool – No report (see old business for info on pool committee).

Grounds: Rick Hermann advised that the bathrooms at the pool have been hooked up. The Grounds Committee was going to put in fresh mulch, but it has been too wet. He stated the solar lights around the sign needed new batteries, but one light was hardwired. He advised that the pool bushes had been pruned and that the primrose at the pond was sprayed and appears to be effective.

Architectural Control (ACC): Kristy advised that the ACC has reviewed and approved 5 new modification petitions (two landscaping, 2 tree removals and one roof) and have one petition pending.

Long Range Reserves: Fred Ravenscroft joined the meeting briefly to advise that they are looking at the numbers and are basically on hold until they have the professional opinion on whether the pool cover needs to be replaced.

Welcome: Rosemary stated that the home for sale by owner (703 Zion Way) had sold and they would be closing on June 12th. The new homeowners would not be moving in for a year, so the current homeowners would be renting from the new homeowners.

OLD BUSINESS

1013 Denali – As mentioned in the treasurer’s report, a letter was sent to the homeowner detailing the debt with fees for 2019 HOA dues as well as the 2020 debt with late penalties. In our last meeting the board discussed the possibility of contracting a collection agency. Kristy had advised that several years ago her agency used a collection agency and that it was common for them to settle the debt for much less than what was owed. Therefore, once their fee is taken, the amount recouped could be significantly lower. Judy proposed that we consult with an attorney on their process and fee before taking any legal steps. Vince agreed that we need more research and discuss again at next meeting.

Pool: Vince stated that he had been working on getting the Pool Committee activated. He has spoken with Rachael Watkins who is willing to organize the activity. She will track the security checks and instruct/supervise the custodian. Rachel is working to get a group to help with the pool. There was a question raised about COVID-19 guidelines and sanitizing – Vince said he would get a sign to post on the pool gate for swimmers to observe the CDC recommendations; and some spray bottles of Clorox could be made up for sanitizing the bathrooms, knobs, etc. Bill Brandt said that most of the furniture should be fine with heat from the sun.

NEW BUSINESS

Senior Recognition: Phillip Housley advised the Board that he recently learned of all the seniors in our neighborhood who were graduating this year without a ceremony. He was proposing a driving tour on Friday, May 23rd at 6 PM through the neighborhood with horns, etc. as recognition of these seniors. He has delivered flyers to all the homeowners advising of this “surprise” event, including the seniors’ names and addresses for anyone who would like to send them a card of congratulations. Phillip has spoken with the Nixa Police Dept and they are willing to provide an escort on the tour providing that their calls allow them to. Phillip was asking the Board to promote this by sending an email blast to the HOA. Judy said that would be no problem.

Pond Water Plants: Rick mentioned that he has been researching and talking to MO Conservation Department on ways to reduce the need for chemical control of algae, keep water clearer, and provide a healthy environment for the fish. It is recommended a minimum surface coverage of 15%-20% with preference at 40%. Our pond has 0%. Rick described the starter plants and areas he proposed to use with the idea that the planted areas would double in size in 1 to 2 years. Judy read emails from two homeowners concerned about the cost and appearance. Question came up about whether the chemicals just recently put in the water would even allow the plants to grow. Judy suggested that since the Grounds Committee already purchased \$400 worth of chemicals that we stay with that course of treatment for this year and then perhaps next year, try the plants in one corner to see how they do.

The next meeting will be done virtually through Zoom on Tuesday, June 23rd. Bill K. made a motion to adjourn the meeting, and Bruce seconded it. All voted in favor.

Minutes taken and transcribed by Judy A. Robison