

PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION  
VIRTUAL BOARD OF DIRECTORS MEETING: 08/25/20

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

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

**Secretary's Report:** Judy advised that she emailed the 06/23/20 Board meeting minutes on 08/19/20. All acknowledged receipt and no other changes or suggestions recommended. Rosemary made a motion to accept the minutes, and Bill B. seconded the motion. All voted in favor.

**Treasurer's Report:** Bill B. reported that the July 31<sup>st</sup> balances were: \$20,403.66 with \$12592.39 in Long Range Reserve. He advised that all dues have now been collected and the lien has been released on 1013 Denali, after receiving a compromised penalty payment of \$400. Bill stated that he did renew the liability insurance which had an \$89 premium increase. Bruce made a motion to accept the treasurer's report and Rosemary seconded the motion. All voted in favor.

**COMMITTEE REPORTS:**

**Grounds:** Rick Hermann reported that ShearGrasslands is still working on the repair in Zone 13 on the irrigation line that was being pinched off by tree roots. Because it required them boring under the sidewalk, it was presenting a challenge. Rick advised that the cost estimate was \$225 and that he had changed the mowing schedule twice this summer to a 10-day interval in hopes of saving enough to cover this repair cost. Bruce added that he had spoken with Mike Whitacre from Aquatic Control (a professional pond maintenance company) regarding the ongoing struggle with the pond scum. Mr. Whitacre made a site visit and provided the following observations and suggestions: (1) our pond is very shallow; (2) a short-term solution would be installing a surface aerator or fountain as our current aerators may be providing some benefit but are more effective in a deeper pond. Mr. Whitacre also recommended a more aggressive chemical treatment. Ultimately, the long-term solution he suggested was contracting a reliable company to dredge the pond and backhoe the perimeter, as the annual detritus and sludge buildup will continue until the pond is no longer viable.

**Architectural Control (ACC):** Kristy advised that the ACC has received and approved nine petitions and currently has two pending. Modification petitions this go round include window replacement, adding a deck and screened in option, installing a generator, landscaping and new roofs. Kristy asked about the letter she drafted from ACC being sent out. Vince advised that he sent the ACC letter along with a letter from the HOA president this past week. He stated that these were mailed out to all but the Board members. Judy asked Vince to email a copy of these to the Board members so she could put in the electronic folder for documents.

**Social Committee:** Vince stated that though we do not have an active Social Committee at this time, he wanted to put a consideration on the table for 2021 of maybe having a snow cone truck, or other type of food truck stopping by the pool one time a week or one time a month. He thought it would be worth looking into to see if there was any cost for that.

**Pool Committee:** Vince opened the discussion on whether we should close the pool on Labor Day (September 7<sup>th</sup>) or stay with the original plan of closing on Sunday, September 20<sup>th</sup>. Lots of discussion on concerns of public safety (COVID) and the expectation that since it was opened two weeks after Memorial Day that it should be kept open two weeks after Labor Day. Vince asked for a show of hands of those in favor of keeping it open until 9/20/20. Four hands showed in favor so majority ruled in keeping the pool open this year until 9/20/20.

Vince also mentioned that the pool furniture will be needing to be replaced. The current loungers were being described by some as uncomfortable, cracked and scratchy in addition to the fact that they are difficult to adjust and keep breaking. Vince stated that he was working with a representative here in Nixa on getting some samples to bring to the pool for homeowners to try out. He said they were pricier than what we have been purchasing but came with a lifetime warranty. Knowing that the budget might not handle this, Vince proposed the idea of a “pool furniture fund” or a “sponsor a lounge” option.

**Long Range Reserves:** Nothing to add at this time.

**Welcome:** Rosemary reported that she has welcomed three new homeowners: Steven and Erin Strobel at 1013 Denali; Michael and Elena Angelo at 903 Yellowstone; and Jake and Sarah Marcum at 1007 Yellowstone. Bill K stated he had a contract and planned closing in early October; and Scotty McDonald’s home was also currently under contract.

### **OLD BUSINESS**

**Pool Lights:** Bill Brandt advised that he did receive an estimate from the electricians who worked on the pool last year. To fix the underwater pool light, they seem relatively certain that we simply need to feed new cables into the conduits and switch out the two light fixtures. Maverick Electric provided pricing for the labor, as well as providing and installing two conventional 400 watt bulbs or two led bulbs. Judy suggested that we check on the cost of purchasing the bulbs ourselves and also offered to talk to another electrician on bidding for this repair. It was agreed that this work can wait until we close the pool.

### **NEW BUSINESS**

**Pond Algae Concern:** The suggestions by Mike Whitacre from Aquatic Control was a two-fold approach ... (1) install a surface aerator or fountain which is proposed at \$2435 plus the cost of an electrician to run the conduit; and (2) a more aggressive chemical maintenance program every other week ... their cost would be \$3750 for the months of April to September. Recognition was given that the budget could not support this expense and discussion ensued on creating a pond fund or asking for a special assessment. Judy voiced concern that this has been an ongoing concern for years and perhaps rather than continuing to fix the problems with band-aids, maybe we ought to get bids for a long term fix of dredging and backhoeing to make the pond deeper. It was decided the first step would be for Rick and Bruce to have a conversation with David Young (Developer) on what was done in the beginning.

**Parking on the Streets:** Vince stated that several people have mentioned an increase in the number of cars parking the street, particularly overnight. The streets in our subdivision are city-owned streets and may be a ticket-able offense. Vince stated that our RCC’s do address this, more as a gentleman’s

or lady's agreement. If you believe a car is parked too close to a mailbox, fire hydrant, corner or facing the wrong way, you can call the Nixa PD to have them address the problem.

### **HOMEOWNER'S FORUM**

Barbara Fleming voiced several concerns and suggestions.

The next meeting will be done virtually through ZOOM on Tuesday, September 22<sup>nd</sup> at 7:00 PM. Judy reminded the Board that our fall election General Association Meeting will be in November (11/12?), so we will need to have the Nominations Committee selected at the September meeting. Additionally, it was felt that could be an "in person" meeting if we could have a big enough space to social distance. Vince stated he would talk with Dennis on whether Aldersgate UMC was an option. Kristy made a motion to adjourn the meeting, and Bill K. seconded it. All voted in favor.

Minutes taken and transcribed by Judy A. Robison