

PARKMOR HEIGHTS HOMEOWNERS' ASSOCIATION  
VIRTUAL BOARD OF DIRECTORS MEETING: 09/22/20

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 Fred Ravenscroft.

This meeting of the Board of Directors was called to order by President Vince Barnes. Roll call established the above present (with Bruce joining just a little late) and a quorum was confirmed.

**Secretary's Report:** Judy advised that she emailed the 08/25/20 Board meeting minutes on 08/30/20. All acknowledged receipt; Rosemary had noted a typo which Judy has corrected. No other changes or suggestions recommended. Bill Brandt made a motion to accept the minutes, and Kristy seconded the motion. All voted in favor.

**Treasurer's Report:** Bill B. reported that the August 30th balances were: \$16,514.47 in checking and \$12,592.92 in Long Range Reserve. We still have more mowing bills to come in, but the overall picture looks good. Some of the budgets are slightly over, yet some are slightly under. Bill B. reported that for the first time in three years, we should be able to fund the Long Range Reserve account. Rosemary made a motion to accept the treasurer's report with Kristy seconding the motion. All voted in favor.

**COMMITTEE REPORTS:**

**Pool:** Bill Brandt acknowledged the good job Grace Kut did in being pool custodian this year. He also stated that Republic Trash will run through the end of this month and we are to just store the trash bin until next year. Buster Crabbe will close the pool on 09/22/20 and Bill or Vince will contact Action Plumbing on doing the winterization. Loungers and chairs have been stored in the bathrooms. Rachel Watkins is checking on pricing and other options for seating for next year.

**Grounds:** Rick Hermann reported that ShearGrasslands is still scheduled to work on the repair in Zone 13 on the irrigation line that was being pinched off by tree roots. They have decided to wait until they winterize the lines. Bruce and Rick had a conversation with developer, David Young. David gave them three resources on what it might take to deepen the edges of the pond. One of the resources did the original excavation and clearing, but he now works for the City of Nixa. Rick reported that David ballparked the cost to be a minimum of \$10K. Rick also wanted to express thanks to Rich Wilson for weed-eating the west side of the pond.

**Architectural Control (ACC):** Kristy advised that the ACC has received four new petitions. Two for a roof, one for replacement deck/fence, and another for exterior lights. One petition required additional information, but otherwise all will be approved.

**Long Range Reserves:** Fred was asked to join the meeting to discuss whether the pond modifications fall under the Long Range Reserve plan. Fred stated that before that could be determined, the committee would have to receive a proposal of action planned and approximate cost. He stated that the Long Range Reserve Committee recently submitted a report to the Board of Directors detailing the assumptions considered to fall in the Reserve category versus maintenance expenses that should be part of the annual operating expense. In summary, the LRR is scheduled to meet our needs for the

next 5 years, providing we continue contribution \$2000 to the reserve each year; and we don't have any unplanned expense.

**Welcome:** Rosemary reported that we have four homes currently for sale with three of them under contract. She will welcome the ones she can before they leave for the winter, and Judy will have the packets to handle in their absence. 1010 Glacier Court and 904 Yellowstone are both closing 10/9/20 and Vince advised that his home on 905 Denali should be closing in early October.

### **OLD BUSINESS**

**Pool Lights:** Judy reported that 417 Lighting had submitted a bid to replace the pool lights at \$1300 for incandescent and \$2315 for LED. She recommended that we have Maverick Electric do the work at \$950 for the incandescent lights.

**Secretary of State Registration:** Judy reported this was completed on 8/29/20 and she will get copies of the registration and paid invoice to Bill B. for reimbursement.

### **NEW BUSINESS**

**Funding \$2K to Long Range Reserve:** Bill B. put forth a motion to transfer the \$2000 to the Long Range Reserve account at this time and not wait until the end of the year. Discussion ensued on the pros and cons of transferring now versus at the end of the year. Bill B. opted to withdraw the motion until our final meeting of 2020.

**Nomination Committee:** Vince advised that his recommendation for the Nominating Committee would be Tim Franck, Lori Miller and the member of the Board of Directors whose term was not expiring would be Bill Brandt. Board Members whose term is expiring are Rosemary Ravenscroft and Bill Kunkel. In addition to these two positions (3-year terms), we will also be voting on Bruce Robison finishing out the last year of Beverly Linn. Bill Brandt reminded the Board that the revised ByLaws now allow the Board to expand to a nine-member Board. The Board of Directors approved this committee.

**2021 Pool Season:** Question was asked what the plan was for 2021 on opening/closing the pool. It was decided this was a question to discuss at the General Association meeting in November.

### **HOMEOWNER'S FORUM**

No concerns voiced.

The next meeting will be the General Association Meeting at Aldersgate on Thursday, November 12th. When announcing this meeting to the Association, we need to be clear that we are meeting in a room large enough for social distancing, masks will be required, no food and no drink allowed. We are grateful to Aldersgate UMC for accommodating us this year.

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

Minutes taken and transcribed by Judy A. Robison