

West Park Hills June Meeting Minutes – Tuesday, June 6, 2023

Call to order 6:02 P.M.

Board Members absent: Wayne Evavold – Rules & Regulations

Welcomed homeowners attending; Mariann Sorenson, Jerry James Bontrager, Don Johnson and introductions of the board members were made.

Chuck asked for approval of the minutes from May meeting. Christine requested clarification of the BMO and Edward Jones comments reported at May meeting. These were submitted in writing to memorialize in the May minutes. Tim motioned to approve and Rod seconded to approve May minutes. Vote taken; Chuck opposed; but move was passed.

Also introduced (in writing) was Wayne's correction that was to be reflected in the March minutes. *"Wayne asked for a few minutes to review accomplishments from the last year. First the rules and regulations were updated (please take time to review). I think you will see the changes reflect heavily on the good neighbor policy. Second, approval was voted on to bringing in actual financial statements vs a summary, this passed. Third, the continued push to make sure our assets are earning the best rates. We have made good advances in this area and there is still more work to be done."* [If this is the last missing item from the March minutes – can they be closed and published]

Chuck addressed upcoming Board meeting date conflicts and the following dates have been confirmed:

JULY moved to Tuesday, July 11

AUGUST moved to Tuesday, August 8

SEPTEMBER remains Tuesday, September 5.

GARAGE SALE – moderate participation for 1st year out. Volunteers will post signs and blow up balloons on Thursday evening. Meet at Kate McGinley's 7 P.M. Thurs 6/8.

ICE DAMS – Findings

One resident had posed a question on responsibility for prevention of ice dams. Chuck contacted both Tim and our insurance company. Tim and a contractor investigated and found no damage to the shingles from this 2022/2023 winter season. It is the homeowner's responsibility to clear excess snow if they feel it poses ice dam potential. The association took extra steps to add adequate ventilation when last roofing project was done.

LAWN MAINTENANCE SCHEDULE – has been set, posted and published. Regular lawn maintenance – Wednesday.

BACKGROUND CHECKS

Extensive discussions have taken place on enlisting the use of background checks for board members tasked in the handling of monies or financial dealings on behalf of the association. Rod questioned just how relevant this check might be and feels this is an invasion of privacy. He objects to being asked to do this. Among the discussion topics is whether our insurance errors and omissions may cover issues of misplaced funds. It has been determined that we have a fidelity bond that covers losses to \$75,000. We will investigate the cost of increasing the amount on that fidelity bond. Lisa made a motion that we do not require background checks. Rod seconded the motion. The motion passed unanimously.

DIRECTORS REPORTS

PRESIDENT – Chuck

Website – update. Becky Amlaw and Kate McGinley have assisted but we do need to enlist a professional. There are still issues with forms, etc. There was some pushback from members. Chuck is to look into sourcing and expense.

Minutes need to be recorded and submitted to the president by the 15th of the month. The board did not want minutes posted to the website prior to having them approved at next meeting. In the absence of an elected secretary, we

discussed recording the meetings and having them transcribed into monthly meeting minutes. Rod made motion to purchase a recorder. It was seconded by Tim. Vote taken and passed unanimously. Association to purchase a device for the purpose of recording monthly board meeting minutes. Chuck to investigate.

TREASURER – Carol

Delinquencies are at \$12,240 – approximately 14 properties. One is a bankruptcy and 2 are pending sales.

Carol recommended moving \$100,000 from Wings Money Market (reserve) into a 10 month CD earning 5%. Rod made a motion to approve, Lisa seconded. Vote was unanimously approved.

RULES & REGULATIONS – Wayne

Absent - No report

LANDSCAPING & GROUNDS – Lisa

Northstar removing trees starting Friday, June 10. Stumps later, then concrete.

Miller completed winter damage repairs Monday, June 5. Lisa identified areas that needed attention. She found a company that has soil testing kits for \$39. Each kit submitted would receive printed results along with recommendations for soil supplements and grass seed types for repair. Lisa to submit up to 6 kits from random problem spots in the community.

We have received a few requests from homeowners asking for assistance with watering their lawns. Lisa sent out letters to neighboring homeowners asking if they could assist. Board members have also been enlisted to help. Hoses and sprinklers have been distributed.

AT LARGE – Christine

Update on properties that were on the market and have sold: one listed at \$325,000 – will close 6/15 and one listed at \$249,000 had multiple offers – closed on 5/26 for \$270,000. Good news – our neighborhood sells fast!

ARCHITECTURAL & MAINTENANCE – Tim

New concrete aprons start with 4 pouring on Thursday 6/8, and 6 the following week. Homeowners have been notified.

Tim received a call from a homeowner complaining of a frozen/inoperable valve for outdoor watering spigots. After a couple of visits from board members it was determined the valve was operational and water was turned on successfully. We should note the homeowner along with the involved board members were very agitated. It is the intention of the board to react in a timely fashion to assist and in this case attempts to remedy were unfortunately delayed. [Above minutes were edited – as this led to heated discussion and a board member left the meeting. Three homeowners in attendance also left the meeting at this time. Another board member suggested we adjourn – suggestion overruled as agenda was not yet completed.]

MEMBER AT LARGE – Rod

No report, comments shared earlier regarding background checks.

NEW BUSINESS

Chuck presented suggestions for itemizing 2024 budgets by project/contractor, etc. To be continued at July meeting.

Discussion continued on amount of monies in reserve accounts; is minimum amount established? to be continued July.

We've been informed by State Farm agent to expect relatively large rate increase for next term. We will need to discuss how this may affect HOA dues to the community.

Motion to adjourn at 8:13 P.M. by Tim

Seconded by Chuck.

Meeting adjourned.