

West Park Hills Homeowners' Association

*Monthly Board Meeting –June 4, 2024
Community of the Cross Lutheran Church
10701 Bloomington Ferry Road*

Board Members Present:

Rod Wooten, President; Brent Regan, Vice President; Christine Hazen, Chuck Amlaw and Wayne Evavold Members-at-Large; Carol Pavlik, Treasurer; Tim Hinz, Maintenance and Carol Pelzel, Secretary.

Board Member Absent: Lisa Feldner, Landscape and Grounds

Call to Order

The meeting was called to order at 6:00 PM by President Wooten.

Homeowners' Input

Judy Kaderlik, 10504 Decatur Avenue South, asked who was in charge of updating the Association's website. Wooten said this would be discussed under his report.

Melinda Wooten, 10450 Decatur Avenue South, said the Association's lawns look the best they have ever looked.

Approval/Amendment of Meeting Minutes

Pelzel pointed out Feldner had asked for two changes to the May minutes. On the first paragraph of her report, she said "... they will be replacing the failing retaining wall on Cavell Circle (facing Pioneer Trail) and the two grants mentioned in the second paragraph were for \$7,500 not \$75,000.

Motion Hinz, second Regan, to approve the May 6 minutes as amended. Motion carried 6-0-2 with Evavold and Amlaw abstaining.

Amlaw questioned when they would be approving the minutes from the April 12 Special meeting. Pelzel said she was of the understanding that those minutes are not to be made available for review.

Directors' Reports

President – Rod Wooten

Wooten said National Night Out (NNO) will be on August 6. Feldner has indicated she would be willing to complete the registration form and request a Police/Fire visit. Pavlik and Hinz said they would help set up. The menu could be the same as last year. Pavlik said since her tree has already been removed, they can hold the event the same place as last year, Decatur Circle South. Evavold said it would be nice if they could have the ingredients of the food items listed since some people do have food allergies.

Amlaw questioned honoring older members of the Association as well as newcomers and Vets. Pelzel pointed out that usually everyone introduces themselves and says how long they have been in the Association or if they are new to the community.

Wooten reported Jessica VanSickle, a former member of the Board, has volunteered to bring the Association's website up to date. Amlaw suggested they look into hiring a professional person to look at our website. He has previously worked on the site and found it to be very difficult to maneuver. Pelzel said Jessica has previously worked on the site and they should give her the opportunity to update it and then, if necessary, hire a

professional. Evavold said he would like to approve what Jessica is doing on the site prior to it being posted. Pelzel explained Jessica will only be updating existing items on the site and adding minutes, treasurer reports, etc.

Hazen said she agrees the site needs to be updated. The website is essential and she suggested if there are any changes to the site other than updating, the Board should have a chance to review that information before it is published.

Motion Pelzel, second Hinz, to approve VanSickle updating the Association's website and any new or suggested changes to the website come before the Board for approval. The motion carried, 7-0-1 with Evavold abstaining.

Wooten said it is his intention to celebrate the Association's long-time homeowners at their annual meeting as well as recognize Board members. Amlaw suggested they do something more inclusive and questioned why we are honoring only that group. Wooten explained the Association has recently lost a couple of long-time residents over the years and he wanted to recognize those people before we lose any more.

Melinda Wooten, 10450 Decatur Avenue South, explained that those people are the foundation of this community and to recognize them at the annual meeting would be appropriate since so few people show up for the monthly Board meeting. Veterans are honored on Veterans Day. These people helped establish what is and has been done in this community.

Vice-President – Brent Regan

Regan reported he has been working on the newsletter and a draft has been forwarded to Board members for their review.

Regan also reported he has not contacted FedEx, Amazon, etc. regarding driving their delivery trucks on the driveways and he is not sure where to go from here. He said they could consider placing "private driveway" signs at the end of each driveway. Hinz questioned what "private driveway" means and does it limit the use of the driveway to homeowners only. Pelzel said she would be opposed to the signage because she feels it detracts from the property. Regan said he personally does not like seeing the trucks coming into the driveways so fast, however, there would be an enforcement issue. Brent suggested that at this time no further action be taken and they table this item.

Secretary – Carol Pelzel

Pelzel reported she and Regan did a partial walk around the property with Feldner. Pelzel had sent out several violation letters.

Treasurer – Carol Pavlik

Pavlik reported the delinquency being at \$9,714. She also reported the Worker's Comp audit has been completed and was signed off. Pavlik also provided the Association's CPA with the necessary forms so they can complete the Corporation's income tax. Pavlik said Regan is now an official signer on the Wings account. In July there will be two CD's maturing and the Board will have to decide what to do with those at the July meeting.

Landscape and Grounds – Lisa Feldner

Due to Lisa's absence from the meeting, she had sent out her report to Board members. Her report included information on winter repair to lawns; receiving quotes for repair to additional lawn areas; the removal of trees; landscape work; preparing a list of landscape requests; preparing a list of tree removal and installation requests;

and, the retaining wall on Cavell Circle. She also indicated she will complete the City's National Night Out registration and she has reviewed the draft newsletter and provided her comments.

Wooten said if anyone had questions or concerns regarding Feldner's report to bring them forth at the next Board meeting.

Property Maintenance & Grounds – Tim Hinz

Hinz reported he has received a few work orders which are being completed. They have removed four trees for driveway apron replacement. They hope to pour eight aprons by the end of next week. He also has scheduled the tuckpointing of three chimneys.

Regan said his concern is with the removal of the existing apron his air conditioner could be damaged. Hinz explained the company doing the work is insured and bonded so if anything happens, they are responsible for the damage.

At-Large – Chuck Amlaw, Christine Hazen and Wayne Evavold

Amlaw pointed out four people have not yet completed the necessary form for the Association's bond liability coverage. Wooten said he was of the understanding that not everyone had to complete the form. If people don't submit it, they would not be part of the coverage. Amlaw said that is not correct. Everyone needs to complete the form.

Amlaw said at this time he has not recently done anything regarding the insurance monitoring. He hopes to get together with the Committee members in the next week or so.

Amlaw said there are two items he would like added to next month's agenda. He would like to nominate Evavold Director of Investments and would like to see that on the agenda. The Bylaws state the Board may delegate the Treasurer's administrative functions to a managing agent. Pelzel said she does not believe this should be a Board member but rather an outside agent. The second item he would like to see on the agenda is lawns. There is severe damage throughout the Association and he would like to discuss how we are going to handle this. Hinz pointed out the biggest problem is homeowners don't water and they can spend money to repair the damage but if homeowners don't water, it does no good. Amlaw explained someone needs to develop a plan on how this is going to be handled.

Hazen said she had nothing to report at this time. She did question the request for a volunteer to fill the Rules and Regulations position listed in the newsletter and feels it should not be in there. We are at full capacity with nine members.

Evavold said he is curious as to how the Rules and Regulations person will be treated versus how he was treated when he served in that position. If they plan to continue to treat a new person the same way he was treated, he would not advise anyone to do it.

Evavold presented his comments regarding the special meeting held in April.

Old Business

Discussion of Delivery Truck – This item was discussed under Regan's report.

Attorney Bill Question – Evavold had previously asked that this item be added to the agenda. He said he had not received a copy of the bill that had been sent out. He said he would like more specifics regarding the discussion between Wooten and Amlaw and what the cost was for that discussion. Amlaw said he would like a copy of the

e-mail that was sent. He has a right to a copy. At Evavold's request, the item was continued to next month's meeting.

Board Composition – Pelzel brought this item forward and said they have nine people on the Board yet there is an open position. She needs clarification on the Board's composition. She asked how a member can move to another position without a vote from the Board. They have nine people on the Board yet there is an open position, Rules and Regulations. Amlaw said they have an open job not position. Evavold said he has seen many members move into other positions.

Amlaw said since Feldner seems most concerned about violations, maybe she should take the Rules and Regulation position and he would then take one of her positions. Or, if someone else wanted to take that position, he could take one of their positions.

Further discussion of the Board Composition was tabled.

Newsletter release – A second draft of the newsletter will be sent out to the Board for final review.

New Business

HOA By-Law Amendment/Updates – Wooten said the Association's By-Laws do need to be updated and clarified there should be a team of people looking at this. Amlaw said they need to make sure it is equally talked about. He said he would like to remind everyone they are not talking about amendments but they are talking about the Bylaws. Regan said it is open for all of us to go through the Bylaws. Hazen suggested they go through the Bylaws a section at a time.

Hinz asked if anyone has talked to the attorney about changing the Bylaws and what it entails. We need to know what the process is. Amlaw said it would be a lot of money if they don't do the ground work first. Wooten said he would contact the Association's Attorney via e-mail asking what the procedure is for updating the bylaws and he will include all Board members on that e-mail. Amlaw said he was told that all Board members have to be behind any e-mails/questions sent to the Attorney. He asked that Wooten make sure he informs the attorney that the entire Board is not behind him sending an e-mail.

Evavold asked that everyone complete the form for the Association's bond liability coverage by the end of next week.

Adjournment

Motion was made by Wooten, seconded by Pelzel, to adjourn the meeting. The motion carried, 8-0. The meeting was adjourned at 7:31 PM.

Respectfully Submitted By

Carol Pelzel, Secretary