

From: Rod Wooten

Subject: West Park Hills May 2023 meeting minutes

Date: May 2, 2023

Call to order

Meeting called to order at 6:00 pm

Homeowner attendance – Don Johnson, Tiffany Kline

Approval of minutes – Editorial corrections discussed and recommended.

Revisited March minutes:

Changing the Tone: Old Business

Chuck stated – He called for complete transparency on Board actions and inclusions of all Directors and all decisions. This would allow for homeowners to be aware of all programs and actions of the Board. The Directors should be accountable for all decisions and actions concerning the Association.

Comments on recording Board meetings, objection made from homeowner.

Chuck wanted change minutes to put it on the website, no vote just a consensus to allow this

Wayne stated – Inclusion of Board accomplishments which he will submit to me- have not receive yet

Christine wanted more clarification involving Ash tree removal: - Ammendments to be provided by Chuck

Chuck will send out letter to renters on Rules and Regulations to update the Renters and Homeowners. (Wayne)-Comment-feedback that some of the renters stated they never received rules from homeowners.

Additional comments on websites and other subjects from Chuck's report - wanted it removed

Background checks discussion and process needs to be clarified-Who reviews and determines and Privacy Issues – Put on agenda for Rod to look at a company. Process needs to be determined. Christine will supply a name(awaiting), Chuck will consult our attorney (written response)

BMO Bank interaction regarding insurance on accounts taken on by Christine as she felt she could handle alone. She stated she and Carol will have the meeting when Carol returns. Wayne

mentioned the process of laddering accounts to receive better return from CD's. Carol and Christine will bring forth suggestion on where to move funds. Update at next meeting!!

#### Chuck Report:

Chuck is working on the Newsletter to homeowners and also updating the list of Association households

#### Carol Report:-Christine presented

Delinquency up to \$11,748 from last month \$10,029! Not sure of how many units comprise this delinquency. One of 2 properties has sold for \$325,000 and \$249,000.

#### Wayne Report:

Dog yard issues that are being resolved and discussion with owner

#### Lisa Report:-Chuck presented

LG landscaping will begin project work on May 15, weather permitting. Lisa has been reaching out to multiple snow and landscaping contractors to secure competitive bids. The response has been low but she will continue efforts to get 3 competitive bids. Republic delivered several replacement garbage bins the week of April 28. Lisa has reached out to Miller for winter repair schedule in order to appropriately alert homeowners to water once seeding starts. Report to Miller of a damaged sidewalk resulting from snow removal. Asked for a copy to be sent.

#### Christine Report:

Christine getting a card on behalf of the Board to acknowledge birth expectancy of our Edward Jones representative.

Sprinkler Systems research for the Association from Green Lawn quoting installation for 39 housing units at \$5,000 per unit

Further Discussion at next meeting involving cost, maintenance, etc.-Don commented on expensive nature of putting it in.

Tim Report:

Work orders and projects are underway which include the Summer concrete projects-aprons, sidewalks, steps. Chimney caps to be installed where replacements needed. Looking to use the same contractor for concrete due to quality and dependency of service. Question of replacement of sign post, Tim will research cost.

Rod Report:

Nothing at this time

New Business:

Proposed Garage Sale June 9-10, can be advertised in newsletter outlining the rules and process. Good opportunity to meet other neighbors.

(Kate) offered to lead the process with signage-\$5 per participating household

Rod checking for permit needed from City of Bloomington (no registration needed) will communicate to Kate (confirmed no registration needed to Kate)

Procedures for electing President discussion-June meeting

Look into new grass seed options-soil samples for landscaping-Tiffany

Position dog poop bags for homeowners to have access-Tiffany

Motion to Adjourn 7:20pm

