

West Park Hills Homeowners' Association

*Monthly Board Meeting – March 5, 2024
Community of the Cross Lutheran Church
10701 Bloomington Ferry Road*

Board Members Present:

Rod Wooten, President; Wayne Evavold, Member-at-Large; Christine Hazen, Member-at-Large; Lisa Feldner, Landscape and Grounds; Carol Pavlik, Treasurer; Carol Pelzel, Secretary.

Board Members Virtual: Chuck Amlaw, Member-at-Large and Tim Hinz, Maintenance

Board Member Absent: Brent Regan, Vice President

Call to Order

The meeting was called to order at 6:01 PM.

Nomination of Carol Pelzel for Secretary

Pelzel explained her reason for wanting to return to the Board. She had previously served on the Board volunteering to fill the position until someone else took over the position. That not happening, she resigned hoping someone else would step forward. Now after some time and no one else is coming forward, there are two positions open and she did not feel other Board members should have to take up the slack.

Amlaw said prior to nominating Pelzel to the Secretary position, a communication should be sent out to all homeowners telling them that there was now an open Board position and giving them the opportunity to fill that position. Feldner said she agrees, however, they have not had people lined up to fill these positions. This position has been open for some time and no one has stepped forward to fill it and now they have someone who wants to fill it so they should move forward.

Motion Feldner, second Pavlik, to nominate Carol Pelzel to serve on the Board as Secretary. The motion carried, 5-1-1 with Amlaw voting nay and Evavold abstaining because of a previous comment Pelzel had made to him.

Homeowners' Concerns

A homeowner expressed concern with a charcoal grill located on a resident's deck. Pelzel will prepare a letter to the homeowner explaining that City ordinance does not allow those types of grills on decks.

Approval/Amendment of Meeting Minutes

Amlaw asked that the sentences regarding insurance and the resignation of Carl Sporer be moved to the beginning of the minutes since they were not part of the Director's report. Wooten said he did not agree and that the items should remain as part of the Director's report. Amlaw also explained his intention was not to have a President's report given every month under Director's reports but the President provide the Board with necessary information on issues that are against the law and not transparent that we as a Board are doing.

Motion was made by Feldner, seconded by Pavlik, to approve the minutes as amended by Amlaw. Wooten voted nay and Pavlik abstained because she felt the amendments were confusing. Pelzel abstained because she was not at that meeting. The motion carried 5-1-2.

Evavold asked for future agendas, any item to be added to the agenda be under New Business for discussion at the next month's meeting. Feldner pointed out there are times when items are brought up that need to be

acted on at that meeting and can't wait until the next meeting. It was agreed those items can be acted on a case-by-case basis.

Directors' Reports

President – Rod Wooten

Wooten reported Bylaw Amendments under New Business is something he will be working on.

Wooten explained there have been a couple instances where he has been involved in interactions with neighbors who are in conflict. The Board may want to develop some type of plan as to how neighbors handle disagreements and once that has been done, they can include this information in a newsletter. Wooten said he has been in contact with Bloomington's Community Police Services on how these situations should be addressed.

Wooten reported the City will be holding a Home Fair on April 20. This may be an event homeowners would be interested in. The City will be promoting this event.

Vice President – Brent Regan

Due to Regan's absence, no report was given.

Secretary – Carol Pelzel

Pelzel had nothing to report.

Treasurer – Carol Pavlik

Pavlik reported delinquencies total \$9,304. Delinquencies include a homeowner in bankruptcy, a homeowner on a payment plan and a lien on another property. The financial position as of February 29, 2024, is \$795,528.

Evavold questioned if there is anything the Association can do to encourage a homeowner who is a month or two behind in their dues to pay those dues in a timely fashion. Feldner said she could consider not making requested improvements to a property that is behind in payment of their dues. Pelzel responded this may work as long as it doesn't affect the neighbor's property appearance. Evavold questioned whether or not insurance would be covered if a homeowner is behind in their dues. Pavlik responded the insurance is paid by the Association whether or not the homeowner is behind in their dues. Evavold suggested the Board consider various methods for encouraging payment of dues.

Pavlik said at the April meeting the Board will need to decide what to do with a CD maturing in April.

Rules and Regulations Review

Since this position is vacant, no report was given.

Landscape & Grounds – Lisa Feldner

Feldner said she would be publishing information on the Citywide cleanup event. It has been noticed throughout the Association homeowners are storing items under their decks and this would be a good opportunity for them to clean those areas up. Hazen said she had read in the City's March Briefing that the City is offering a monthly pickup of bulky reusable and recyclable items at the curb. Hazen said this information should also be shared with the homeowners. Hazen was under the impression the newsletter would no longer be published. Feldner said the Board did discuss a newsletter. It was not decided the newsletter should be discontinued but that it should be run past the Board prior to being sent out. Wooten said he agrees the newsletter is important, however, it needs to be reviewed by the Board prior to being distributed. Hazen asked who is responsible for preparing the newsletter and it needs to be done soon since the Citywide cleanup for our neighborhood is April 6. Wooten

responded he will be working on the newsletter and will present to the Board before distributing it. Feldner suggested she create a separate communication regarding the Citywide pickup rather than do it in the newsletter. She will plan to prepare something within the next few days and run it by the Board for review.

Motion was made by Feldner, seconded by Evavold, to have Feldner create a draft communication by this weekend regarding the Citywide cleanup including a link to the City site and to provide a draft via e-mail to the Board for approval. Lisa said she would also post this information on the Association mailboxes. All members present voted aye and the motion carried, 8-0.

Evavold suggested they keep the newsletter short and sweet. He asked what the future plans are for this newsletter. Feldner said she agrees the newsletter needs to be short. With that being said, she will continue to send out a landscape and grounds communication because it does contain important information. Wooten said if anyone has anything they want to include in the newsletter, they need to get that information to him immediately.

Feldner presented a request from the homeowner at 10231 Cavell Circle. The homeowner is requesting authorization to place various plantings in a 16' x 13' empty garden bed located on her property. Feldner asked for the Board's comments on this request. If approved, Feldner would ask the homeowner to sign a statement stating should the current homeowner sell the property, that homeowner would need to get approval from the new owners stating they will continue to maintain the area or if the new homeowner does not agree, the current homeowner would have to restore the garden to its original condition. Pelzel said normally she does not support these requests because there is the question of continued maintenance of the site should the homeowner move. However, in this case, Feldner has this concern covered with having the current homeowner signing the statement. Also, something has to be done whether it is done now or later. Motion was made by Pelzel, seconded by Wooten, to approve the landscape request for 10231 Cavell dated March 4, 2024, and as presented by Feldner including the verbiage to be signed by the homeowner. The motion carried, 8-0.

Property Maintenance & Grounds – Tim Hinz

Hinz reported he has not received any new work orders for the month of February. He has received questions about gutters and decks. Hinz explained they need City approval for decks and the placement of gutters needs to be approved by the Association.

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

Hazen said she has nothing new to report. She reminded the Board she is happy to help out wherever needed.

Amlaw said he would like to see back on the agenda the issue of delivery trucks on driveways. This is something that needs to be relooked at. Also, the Association's Fidelity Bond and insurance needs to be addressed. They need to look at the insurance crisis taking place within the insurance industry and the Association needs to be better prepared for such a crisis. The insurance issue is ongoing and they need to keep their eye on this and not just by watching the insurance industry but see what they would have to do if they were dropped by State Farm including the possibility of splitting the Association. Wooten asked Amlaw to take the lead on this item and said he would be more than happy to work with him on it. Evavold said he would also like to be involved in this project and this may include talking to our insurance company. Pelzel asked a written report be provided to the Board prior to it being on the agenda so they have time to review the information.

Old Business

Presentation for Proposed Meeting Structure

Wooten said the Presentation for Proposed Meeting Structure will need to be continued because of Regan's absence.

Proposal for Closed Meeting

Evavold has requested there be a closed meeting of the Board to address statements that were made to him by President Wooten. The Board tentatively agreed to hold a closed meeting prior to the April Board meeting. The closed meeting would begin at 5 p.m. on April 2.

New Business – HOA Proposed By-Law Amendments

Wooten will be working on the amendment of the Bylaws.

Adjournment

Motion was made by Wooten, seconded by Feldner, to adjourn the meeting. The motion carried, 8-0. The meeting was adjourned at 8:19 PM.

Respectfully Submitted By

Carol Pelzel, Secretary