

Parkwood Hill Estates HOA Meetings

Notes of Closed Door Executive Meeting and Community Meeting of December 14, 2006

The scheduled meeting of Parkwood Hill Estates Homeowners Association (HOA) was held on Thursday, December 14, 2006 at the HOA Clubhouse.

Closed Door Executive Meeting:

Call to Order:

The Closed-Door Executive meeting was called to order at 6:39 pm by Lisa Burdick. Board members and property management members present were:

Board Members:

HOA President: Lisa Burdick
HOA Vice President: Bryon Chesser
HOA Secretary/Treas: Susan McGowan

RealManage:

Chris Carr

Other Attendees:

- None

Items that needed to be addressed were:

- Foreclosure of Accounts – Discussed the process to foreclose on delinquent account. We currently have one house that we are foreclosing on and several others heading that way.
- Discussed delinquent accounts, of which we currently have 35 homeowners that are delinquent.
- Attorney Update – We are currently working with two attorneys, both have 4 delinquent accounts against which they are pursuing legal action.
- Perimeter Fence - We need to start considering how we are going to pay for upgrades to the perimeter fence in the near future. The property manager recommends that we get homeowners to pay for half of the fence repairs where the fence is on the perimeter and touches their yard. The Board will consider this option and discuss it at the next meeting.
- Discussed the proposed changes to the DCC&Rs.
- Collection Policy – Discussed the collection process and the tiered collection letters.
- Clubhouse Rental – We had an issue pertaining to a homeowner who reserved the clubhouse.
- Covered Vehicles – The Property Manager has received complaints about a car that sits in a driveway that is covered and has blocks behind the wheels.
- Discussed Petty Cash Receipts.
- Our Landscaping Contract is about to expire. The Property Manager will send out our RFP to potential landscapers, including our current landscaper to receive bids.

Community Meeting:

Call to Order:

The Open-door Community Meeting was cancelled.

Adjournment:

The meeting was adjourned at 8:49 pm by Lisa Burdick.

Next Board meeting will be January 11, 2007.