

Parkwood Hill Estates HOA Meetings

Notes of Closed Door Executive Meeting and Community Meeting of September 20, 2007

The scheduled meeting of Parkwood Hill Estates Homeowners Association (HOA) was held on Thursday, September 20, 2007 at the HOA Clubhouse.

Closed Door Executive Meeting:

Call to Order:

The Closed-Door Executive meeting was called to order at 6:32 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:

- John Smalley - RealManage

Items that needed to be addressed were:

- Discussion of Delinquent accounts
- Attorney update
- Board review of exterior of clubhouse

Community Meeting:

Call to Order:

The Open-door Community Meeting was called to order at 7:18 pm by Lisa Burdick. Board members, property management members and committee chairs present were:

Board Members:

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

RealManage:

Chris Carr

Committee Chairs:

Architectural Control: Kyle McAdams
Budget Advisory: David Kinkema
Pool: Richard Kessler
Social: Jennifer Pelton
Web Site: Reta Reed

Other Attendees:

- John Smalley - RealManage

Approval of Minutes from Prior Meeting:

Change of venue for 2007... no minutes will be read... they can be found on our website.

Financial Report:

Operating Account:	\$74,487.35
Capital Reserve Account:	\$41,565.60
Petty Cash Account:	\$1,823.13

New Business:

- Security Cameras - We discussed moving some of the cameras looking at the field to one under the porch and more cameras looking at the pool.
- Kings III – We need to get a box replaced but we are going to wait till next pool season. The box that was there was stolen.
- Electricity - We are going to change out the thermostat to be a programmable one to help control electricity costs.
- ACC – We are in need of an ACC Chair. If anyone is willing to volunteer please let the Board know.
- A French drain is needed between the clubhouse and the playground. Chris will ask our landscaper about this.
- There is a strange black box that has appeared on the fence. If we can't find out who put it there we will cut it off.
- We need a new pool sign that has RealManage's number on it. Lisa will call 5-Star Pools to get the new sign made.
- We discussed moving some of the cameras looking at the field to one under the porch and three looking at the pool.
- Inspection notice for pool inspections signs need to be updated.

Old Business:

- Marquee sign – Still looking at making some structural changes to the sign to make it easier to change the letters out.
- DCC&R – Still do not have quorum to pass the proposed changes. If we meet quorum at the annual meeting we will vote on it; if not we will kill the proposal.

Committee Reports:**Social Committee – Jennifer Pelton**

- The Social Committee would like to have a teen scavenger hunt in October to kick off a food/clothes drive to assist the Keller Storehouse. They would also like to do a blanket drive in December to benefit the homeless. The Board approved these efforts.
- Santa will make an appearance at the clubhouse this December.

Budget Advisory Committee – David Kinkema

- Waiting on proposed budget for 2008.

ACC – Kyle McAdams

- ACC not represented.

Pool – Richard Kessler

- Pool not represented, but the Board has been receiving a weekly report from the pool Chair.
- Richard would like to see the Board meeting moved to Monday's as Thursday conflicts with his job. We'll have to see what the schedule will new once the new Board member is on the Board after the annual meeting.

Web Site – Reta Reed

- Financials are now on the website.
- Reta will add a notice on the website for the annual meeting and add the information about the upcoming social events.

Director Report:

- Nothing new.

Manager Reports:

- Rainbow Play system - Rainbow has not ordered the items for the playground. Chris sent them a check but it went to a bad address, but it was the address on the invoice. We will be upgrading the playground equipment soon.
- Annual meeting update – Meeting on October 11th. Chris will put an agenda together and email it to the homeowners.
- Internet access at the Clubhouse – Completed for Board use.

Open Discussion:

- None.

Adjournment:

The meeting was adjourned at 7:59 pm by Lisa Burdick.

Next Board meeting will be October 11, 2007 at 7:00 pm at the Parkwood Hill Intermediate School.