

Parkwood Hill Estates HOA Meetings

Notes of Closed Door Executive Meeting and Community Meeting of February 7, 2008

The scheduled meeting of Parkwood Hill Estates Homeowners Association (HOA) was held on Thursday, February 7, 2008 at the HOA Clubhouse.

Closed Door Executive Meeting:

Call to Order:

The Closed-Door Executive meeting was called to order at 6:38 pm by Bryon Chesser. Board members and property management members present were:

Board Members:

HOA President: Bryon Chesser
HOA Vice President: Susan McGowan
HOA Secretary/Treas: Paul Merrill

RealManage:

John Smalley

Other Attendees:

- None

Items that needed to be addressed were:

- Issue with an occasional leak at the northwest side of the pool. John will contact 5-Star and ask them to perform a pressurized test to see if the leak is originating from the pool.
- Clubhouse Update – Some of the fascia boards and dormers on the roof need to be updated and replaced. John will get 3 bids on it to do board replacement, caulking, priming and painting, etc.
- Newsletter – The Board decided to give Veronica another chance after Bryon had a long verbal conversation with her.
- All delinquent accounts have had their cards deactivated.
- A power washer was purchased by Paul for the HOA. Receipt was provided to John for reimbursement. The power washer will be stored in the pool house.
- Petty Cash – John will get a check to Susan for half of the budgeted amount.
- Delinquent Accounts – John presented a list of the most delinquent accounts. The total list is 81 people as of this meeting, most of which are from the January 2008 assessment.

Community Meeting:

Call to Order:

The Open-door Community Meeting was called to order at 7:15 pm by Bryon Chesser. Board members, property management members and committee chairs present were:

Board Members:

HOA President: Bryon Chesser
HOA Vice President: Susan McGowan
HOA Secretary/Treas: Paul Merrill

RealManage:

John Smalley

Committee Chairs:

Architectural Control: Kyle McAdams
Budget Advisory: David Kinkema
Pool: Richard Kessler

Social:	Open	<input type="checkbox"/>
Web Site:	Reta Reed	<input checked="" type="checkbox"/>
Amenities:	Lisa Burdick	<input checked="" type="checkbox"/>

Other Attendees:

- Jennifer Hammer
- Rick and Sherry Simon
- Stacy Weeks
- Angela Fillpot
- Melissa Montoya
- Brian and Dana Charpentier
- Jeff Reed

Approval of Minutes from Prior Meeting:

All previous minutes can be found on our website.

Financial Report:

Operating Fund:	\$77,958
Replacement Fund:	\$42,034
Common Property Fund:	\$2,200
Petty Cash Account:	\$49.59

New Business:

- Pool Issues – The following were suggestions from the pool issues conversation:
 - Add a rope from one end to the other for lap swimming only
 - Paid pool monitor
 - Send letter to all homeowners stating that the homeowner shows up at a specific time to pick up their annual pool tag. Each person in the family got a tag.
 - Charge guests \$2 per
 - Shorten pool hours
 - Adult swim time
 - Sign in at gate before you could get in.
 - \$10 / hr = \$980 / week
 - \$11 / hr = \$1,078 / week
 - \$12 / hr = \$1,176 / week
 - Prime hours 15:00 – 20:00 M-F and 12:00 – 20:00 S-S
 - Adopt a no tolerance rule and post it stating this is private property and if you don't belong here you can be charged with trespassing.

Old Business:

- None

Committee Reports:

Social Committee – Open

- No report taken

Budget Advisory Committee – David Kinkema

- No report taken

ACC – Kyle McAdams

- No report taken

Pool – Richard Kessler

- No report taken

Web Site – Reta Reed

- No report taken

Amenities – Lisa Burdick

- No report taken

Director Report:

- No report taken

Manager Reports:

- No report taken

Open Discussion:

- No report taken

Adjournment:

The meeting was adjourned at 8:45 pm by Bryon Chesser.

Next Board meeting will be March 6, 2008.