

Parkwood Hill Estates HOA Meetings

Notes of Closed Door Executive Meeting and Community Meeting of May 8, 2008

The scheduled meeting of Parkwood Hill Estates Homeowners Association (HOA) was held on Thursday, May 8, 2008 at the HOA Clubhouse.

Closed Door Executive Meeting:

Call to Order:

The Closed-Door Executive meeting was called to order at 6:30 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:

Christy Gutierrez

Other Attendees:

- None

Items that needed to be addressed were:

- Playground equipment Bids
- Status of Pool Changes
- DRV Inspections
- Porter Service Bids
- Amenities and Pool Committee
- Distribution of Electronic Key Cards and Pool Passes
- Delinquent Accounts
 - Currently, we have 42 accounts that are delinquent totaling \$14,616.35:

Community Meeting:

Call to Order:

The Open-door Community Meeting was called to order at 7:20 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:

Christy Gutierrez

Committee Chairs:

Architectural Control: Kyle McAdams
Budget Advisory: David Kinkema
Pool: Richard Kessler
Social: Open
Web Site: Reta Reed
Amenities: Lisa Burdick

Other Attendees:

- Chris and Nikki Drews
- Yolanda Lopez

Approval of Minutes from Prior Meeting:

All previous minutes can be found on our website.

Financial Report:

| | |
|-----------------------|------------|
| Operating Fund: | \$ 112,307 |
| Replacement Fund: | \$ 42,210 |
| Common Property Fund: | \$ 2,142 |
| Petty Cash Account: | \$2,324.61 |

New Business:

- Park on Parkwood Hill
 - The City of Ft. Worth Parks and Recreation Division has scheduled the park project to go to a Project Manager (PM) some time this month.
 - Once assigned to a PM, the whole process will take 18 months to complete.
 - The City of Ft. Worth has allocated \$163,000 towards the project.
 - The City of Ft. Worth will schedule a meeting with the residents some time this summer to discuss options for the park.
- Amenities and Pool Committee
 - The Board has decided to combine the two committees into one, the Amenities Committee, and have Lisa Burdick chair it.
- Distribution of Electronic Key Cards and Pool Passes
 - The Board made the decision to pass out the pool passes through the Pool Monitor. When requests come in, the Board will fill out the request and give them to the Pool Monitor to hand at between 2:00 and 10:00. For the electronic key cards, a Board member will still deliver the cards on Tuesdays and Thursdays only.
- Playground equipment Bids
 - Christy will get bids by the end of next week to do repairs and repainting.
- Status of Pool Changes
 - Christy will check with Seawinns about moving up the 6 day a week schedule for the Pool Monitor to start as soon as possible.
- DRV Inspections
 - Things have been going better for the last few weeks. We will keep an eye out on this.
- Porter Service Bids
 - Christy will get bids on just cleaning the clubhouse and the bathrooms.

Old Business:

- None

Committee Reports:**Social Committee – Open**

- No report given.

Budget Advisory Committee – David Kinkema

- Committee Chair not present – no report given

ACC – Kyle McAdams

- Committee Chair not present – no report given

Pool – Richard Kessler

- Committee Chair not present – no report given.

Web Site – Reta Reed

- Reta discussed some changes to the website pertaining to the pool passes and key cards.

Amenities – Lisa Burdick

- Committee Chair not present – no report given

Director Report:

- No report given.

Manager Reports:

- No report given.

Open Discussion:

- None

Adjournment:

The meeting was adjourned at 840 pm by Bryon Chesser.

Next Board meeting will be June 12, 2008.