

Parkview Heights Homeowners Association
Quarterly Meeting Minutes
September 16, 2020

ESTABLISH A QUORUM

The meeting was called to order at 6:40 PM by President Pat Altebaumer. Due to Covid-19 concerns the meeting was held in outdoor format at 22208 E. Lake Ave. Board members Ed Detting, Darcy O'Dell and Clay Conner were present, establishing a quorum of the Board. Dan Anderson from Metro Property Management was also in attendance. 5 homeowners were in attendance.

SPECIAL GUESTS

There were no special guests.

APPROVAL OF THE AGENDA AND DISCLOSURE OF CONFLICTS OF INTEREST

The agenda was unanimously approved and there were no conflicts of interest disclosed.

MINUTES

The minutes of the March 10, 2020 were reviewed and approved. There was no meeting held in June due to Covid concerns.

FINANCIALS

The financial reports for March, April, May, June and July of 2020 were reviewed and are pending final audit. Current payables were also approved and checks were signed by Board Members Altebaumer and Conner.

HOMEOWNER FORUM

Property Manager Dan Anderson reported that most of homeowner concerns over last 6 months have revolved around issues related to trash collection. Those issues have been resolved with the hiring of new trash company HBS which seems to be doing a reliable job thus far.

A homeowner who had received notice that his garage door was painted the wrong color and needed to be repainted. He painted his door his trim color as

opposed to his base color for rest of the home. As this did not meet community standard, he was asked repaint the door. The Architectural Review Committee stood by their decision so the homeowner inquired as to what would be involved in changing the community standard. He was advised that a quorum of the homeowners would be needed to make that change. Homeowner expressed a desire to see that quorum. He will consult with Dan Anderson on how to go about doing so.

ARC COMMITTEE REPORT

The Architectural Review Committee has approved 27 projects since March.

SOCIAL COMMITTEE

There was no Social Committee activity as there is no social committee and we are in the midst of a pandemic. A "Post Pandemic Party" was suggested.

ITEMS FOR RATIFICATION

The new trash removal agreement, State Farm notice of Reinstatement and the Emerald Isle application of Revive to common turf agreements were all ratified.

UNFINISHED BUSINESS

Dan Anderson gave a positive report on status of the association. In general, the community looks great and active covenant violations are minimal. One homeowner was fined \$100.00 for leaving a boat in their driveway. \$5,000.00 is being held in escrow by a title company during a closing due to very poor front and back yard maintenance. Both yards do not meet community standards. Ideas were briefly discussed regarding improving meeting attendance. A project is underway to photograph all homes in the association. Darcy O'Dell and Yolanda Levesque will take the pictures. The photos will be used when disputes arise regarding paint colors or front yard changes. Fence replacement was discussed. Board hopes to move on replacing the fence summer of 2021. There are many details to be worked out. Darcy and Clay will co-chair a homeowner committee to make recommendations to the board regarding type of fence, implementation and meeting cost of fence.

There are five dead trees along Riviera. Bids for replacement are pending. 5 homes have been sold YTD.

OLD BUSINESS

The 2020 Community Garage Sale was canceled due to Covid. Date for 2021 Garage Sale is to be determined.

NEW BUSINESS

The Covenant and Rule Enforcement Policy will need to be updated to exclude fines for homeowner failure to submit ARC prior to making exterior changes as this practice is no longer allowed by law. We will have to go back to forcing homeowner's to removed or modify changes if they are not approved.

Contracts were approved and signed for Emerald Isle 2020/2021 Snow Removal, Emerald Isle Annual Landscape Maintenance for 2021 and Holiday Lighting.

Not everyone is on Metro's email list for our HOA. All homeowners encouraged to get on list. Suggestion made to require email address whenever home is sold. Email is generally used for between meeting and newsletter announcements.

The Annual & Board Meetings will be held in November, date to be determined. Meeting space during Covid remains a problem

ADJOURNMENT

The meeting was adjourned to Executive Session at 8 PM.

Respectfully Submitted,
Yolanda Levesque