

**PARKVIEW HEIGHTS HOMEOWNER ASSOCIATION  
BOARD MEETING MINUTES  
THURSDAY JULY 21, 2022, 6:30 PM  
22277 EAST LAKE LANE**

**ESTABLISH A QUORUM** (Three of the five directors needed to reach quorum). Meeting was called to order at 6:38 pm. Pat Altebaumer, Clay Conner, Darcy O'Dell, Bastedo and Scott Bates were in attendance. Dan Anderson from Metro Property Management along with two homeowners were also in attendance.

**I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**

- > Agenda was approved
- > There were no conflicts of interest

**II. SPECIAL GUEST – None**

**III. MINUTES – Minutes from March 10, 2022, Board Meeting approved**

**IV. FINANCIALS**

- A. March, April, May, June 2022 Financials approved
- B. Payables approved

**HOMEOWNER FORUM –** All houses are supposed to have a functioning sprinkler system in their front yard. The house on the corner needs to plant something where the Juniper tree was removed. We need to assemble a better list of emails to correspond with homeowners. Neighborhood City sponsored Movie Night was also discussed.

**V. ARC ITEMS FOR RATIFICATION –**

- > 6011 South Tempe Way / Install backyard trampoline – Approved 3-18-2022
- > 22162 East Alamo Lane / Paint House New Color Scheme – Approved 4-19-2022
- > 6095 South Sicily Way / Install Concrete Sidewalk Between Front and Back of Home – Approved 4-19-2022
- > 6065 South Shawnee Street / Install Roof Line Solar System – Approved 5-10-2022
- > 22106 East Lake Avenue / Paint House New Color Scheme – Approved 5-10-2022
- > 5993 South Tempe Way / Front Yard Landscape Modification Project / Approved 5-6-2022
- > 22207 East Lake Avenue / Front Yard Landscape Modification Project / Approved 5-30-2022
- > 6015 S Sicily Way / Roof Mounted Solar Addition / Approved 6-21-2022
- > 5833 South Rome Court / Replace (14) Windows / Approved 6-24-2022

## **VII. OTHER BUSINESS ITEMS FOR RATIFICATION – None**

### **VIII. ONGOING BUSINESS – Managers Report Included In Packet**

All the normal stuff, Emerald Isle has been nonresponsive to all inquiries. Dan is inquiring new companies. In general, the Board has had enough of Emerald Isle, we sign two contracts with them, looking for a way out.

### **IX. NEW BUSINESS**

- A. Provide newsletter items to Yolanda
- B. Permanent Memorial Flagpole Discussion, for forth and Darcy is going to ask the National Guard if they want to help.
- C. City Grants Discussion. We need some requirements for possibly xeriscaping between sidewalk and road.
- D. Neighborhood Movie Night provided by the City. We set up, \$250 deposit
- E. Homeowner Safety Concern, Neighborhood Watch Program Suggested, Discussion. Are they interested in helped, or just want everyone else to do the work.
- F. Commercial Fence and Iron Works Three Rail Fence Replacement Proposal, \$240K is way too expensive, we just wanted a budget number and boy did they provide one.
- G. HB22-1137, Alcock Law and Moeller Graf Law, Proposals Amend Governing Documents (3 Policies) plus Turn-Key Option. We have to change 3 policies, Collection, Enforcement and Conduct of Meetings. Turnkey approved.
- H. JBK Landscape Proposal, Remainder of 2022 – Snow Removal Unknown
- I. Designs by Sundown Landscape Proposal, Remainder of 2022 No Capacity – Snow Removal possible, more of an upscale service and the price will reflect.
- J. Emerald Isle Remove and Replace (4) Damaged Rock Beds Proposal, tabled until we see what they do with job already in contract.
- I. Emerald Isle Install (9) Trees plus (2) Burning Bushes Proposal. Tabled as it would not be warrantied. No, revisit in Winter.
- K. Emerald Isle Skirt/Trim (23) Evergreen Trees along Smoky Hill Road Proposal. Tabled, better to skirt in Fall.
- L. Emerald Isle Install Mulch Rings around (40) Deciduous Trees Proposal, follow up email discussion. Tabled.
- M. Chad Wilson lighting proposal for Christmas lights \$1425 - approved.
- M. Schedule next Board Meeting – September 8 Sep, 6:30 PM in Pat's garage.

### **X. EXECUTIVE SESSION (Discuss Delinquencies)**

**XI. RESUME BOARD MEETING** – In previous Board Meetings, during 2021 and 2020, the Board voted to foreclose on several homes due to excessive delinquent amounts owed to the Association. Primarily due to non-stop everchanging Covid laws and restrictions, approved foreclosures were never acted upon as recommended by the HOA's attorney. Management recommended to not approve any new collections until the new HB22-1137 Collection Policy is approved. The new Collection Policy cannot be approved by the Board through email and must be approved and adopted during an actual Board Meeting.

**XII. ADJOURNMENT** 8:58 p.m.