

**PARKVIEW HEIGHTS HOMEOWNER ASSOCIATION  
BOARD MEETING MINUTES  
THURSDAY Sep 8, 2022, 6:30 PM  
INSIDE GARAGE, 22277 EAST LAKE LANE**

**ESTABLISH A QUORUM Called to Order 6:35 PM** (Three of the five directors needed to reach quorum)

Pat Altebaumer, President  
Clay Conner, Secretary  
Darcy O'Dell, Bastedo, Treasurer  
Skype call  
Dan Anderson Metro Property  
Management  
Four Homeowners in attendance

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

- A. Board approved the agenda.
- B. Board members have no conflicts of interest regarding agenda items.

**II. SPECIAL GUEST – None**

**III. MINUTES –** Minutes from the previous Board Meeting (July 21, 2022) approved.

**IV. FINANCIALS**

- A. July 2022 Financials approved.
- B. Approved of Payables
- C. Dan to verify the \$104K overage and report back.

**V. HOMEOWNER FORUM –**

- Artem Ivushkin volunteered to be on the Board and Design Review Request Committee. The Board appointed Atrium to the Board of Directors.

**VI. ARC ITEMS FOR RATIFICATION –**

- All presented Design Review Request were approved

**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. Chickens have been reported in the community. At least one house is dumping their mail on the street.

**IX. NEW BUSINESS**

- A. Natural spring discovered in Alamo Lane. It was chorine tested, no chorine present so it's not city water. Homeowner responsibility.
- B. Movie night provided by city, no new news.
- C. Dumpsters, one is free, we'll pay for the second and ask people to not to overfill.  
Date is scheduled for 12 Nov 2022.
- D. No free items left on sidewalks with free sign.
- E. HB22-1137, Three new required polices drafted by the HOA's attorney were passed.
  - A. Collections - first courtesy notice, then delinquency notice by first class mail, email, and posted on the property in their preferred language if they have specified a language.
  - B. Failure to comply with payment plan. Payment plans are decided by the homeowner up to 18 months and they pick how much they are paying per month.

- C. Covent fines are limited to \$500, first violation \$100, then \$150 then \$250 and 30 day increments.
- F. Landscape proposals; All Star Landscaping had best response time and best price. All Star landscaping will start on April 1 for grounds maintenance and snow removal starts Oct 31. Dan will take care of notifying Emerald Isla we are done with them and their last act will be winterizing the sprinkler system.
- G. Holiday Lighting Agreement approved.
- H. Schedule next Board Meeting – November 10, 2022 6:30 PM in Pat's garage.

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

**XI. RESUME BOARD MEETING**

**XII. ADJOURNMENT 8:43 PM**