

**PARKVIEW HEIGHTS HOMEOWNER ASSOCIATION
BOARD MEETING MINUTES
THURSDAY MARCH 28, 2024, 6:30 PM
22277 EAST LAKE LANE**

- I. **ESTABLISH A QUORUM** - All Board Member were present. Quorum was established. Dan Anderson with Metro Property Management was also present along with four homeowners. Meeting was called to order at 6:30 p.m.
- II. **APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**
 - A. Board approved the agenda with one Garage Sale modification.
 - B. There were no conflicts of interest regarding agenda items.
- III. **MINUTES** – Minutes from the previous Board Meeting (November 30, 2023) approved.
- IV. **FINANCIALS** – November, December 2023, January, February 2024 approved pending final audit.
- V. **ARC ITEMS FOR RATIFICATION** – Approved as written.
 - 6121 South Shawnee Street, New Window Installation, Like for Like with Grid– Approved 11-30-2023
 - 6141 South Shawnee Street, Change Roof Color, Approved 1-5-2024
 - 5964 South Tempe Way, Install Three New Front Windows, Two out of the Three Approved, 1-10-2023
 - 5962 South Tempe Way, Roof Solar System Installation, Approved 2-5-2024
 - 5911 South Tempe Way, Shed Installation Request Denied 3-25-2024
- VI. **OTHER BUSINESS ITEMS FOR RATIFICATION** – Approved
 - Metro Property Management 2024 Agreement
- VII. **NEW BUSINESS & ONGOING BUSINESS**
 - A. Schedule Annual Spring Walkthrough – May 25th, backup date June 1st
 - B. Schedule Spring Dumpster Roll-Off Weekend – May 18th and 19th if aligned with neighboring HOA's
 - C. Garage Sale Dates – May 10th – 12th. Possible Fall September 5th – 7th
 - D. Schedule Next Board Meeting – June 27th, 6:30 p.m., 22277 East Lake Lane
 - E. Suggested Newsletter Topics Provided
 - F. Cable Installation Steet Repair Status, Darcy Report Street Rebab POC
 - G. Three Rail Flood Plain Survey Replacement Fence Project Results Presented.
 - H. Commercial Fence & Iron Works Proposal, Pricing Remains Unchanged PVC \$92,320.00, TREX \$242,901.00. The Board directed management to also get pricing for fence materials made of Powder Coated Aluminum in time for the next meeting.
 - I. Century Link sprinkler reimbursement to be revisited.
- VIII. **MANAGERS REPORT**- Included

IX. HOMEOWNER FORUM – One homeowner asked that once the sprinkler system is charged, that run times do not conflict with kids walking to the Bus Stop, between 7:15 a.m. and 8:00 a.m.

X. TEMPORARY ADJOURNMENT, EXECUTIVE SESSION (Discuss Delinquencies) – 7:53 p.m. All homeowners departed.

XI. RECONVENE BOARD MEETING – 8:10 p.m.

- During the Executive Session, delinquency and covenant violations were discussed. Since HB-22-1137 was passed, the Association has followed all newly adopted policies provided by Moeller Graf Law. A homeowner (HOA Account Number PAHE 11232) was provided the proper required paperwork three times all sent by the U.S. Postal Service, Certified Mail plus Posted On The Property for both delinquent and covenant violation issues. The homeowner has never responded to this correspondence. The Board unanimously voted to forward both collection and covenant violation issues associated with this homeowner to the Association's Attorney, Moeller Graf Law. Executive Session Minutes completed.

The homeowner has not been singled out. Many Parkview Heights HOA homeowners have gone through the same official process who have communicated with management either by Paying Delinquent Amounts in Full or by Signing Payment Plan Offers. Covenant Violation Notices have also been respected by others.

XII. ADJOURNMENT 8:15 p.m.

Signature _____

Board Member Title _____

Minutes 100% Approved by Board via E-Mail Vote