

**PARKVIEW HEIGHTS HOMEOWNER ASSOCIATION
BOARD MEETING MINUTES
THURSDAY SEPTEMBER 26, 2024, 6:30 PM
22277 EAST LAKE LANE**

ESTABLISH A QUORUM (Three of Five directors needed to reach quorum)

Pat Altebaumer, President
Clay Conner, Secretary
Artem Ivushkin, Member at Large
Dan Anderson Metro Property Manage

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

A. The Board approves the agenda or makes motions to recommend modifications. Approved
B. Board members disclose any conflicts of interest regarding agenda items. None

II. APPROVE MINUTES - Minutes from the previous Board Meeting (June 27, 2024) to be approved. Approved

III. FINANCIALS - June, July, August 2024 Financials to be approved pending final audit. Approved

IV. ARC ITEMS FOR RATIFICATION - Ratified

- ▶ 22209 East Lake Place, Replace Like for Like Front Windows With Grids - Approved 7-22-2024
- ▶ 5902 South Tempe Way, Replace Roof With Pre-Approved Like for Like Driftwood Shingles, Approved 7-22-2024
- ▶ 5995 South Rome Court, New Exterior Paint Scheme - Approved 7-24-2024
- ▶ 6141 South Shawnee Street, Installation of a New Radon System - Approved 7-26-2024
- ▶ 22264 East Alamo Lane, Replace Backyard Fence Line with Like for Like Materials - Approved 7-26-2024
- ▶ 6121 South Shawnee Street, New Exterior Paint Scheme - Approved 8-5-2024
- ▶ 22370 East Lake Lane, Install New Backyard Shed - Approved 8-6-2024
- ▶ 22264 East Alamo Lane, New Exterior Fence Line Stain Scheme - Approved 8-6-2024
- ▶ 22257 East Lake Lane, New Exterior Paint Scheme - Approved 8-27-2024
- ▶ 22229 East Lake Place, Install New Garage Door - Approved 9-19-2024
- ▶ 22229 East Lake Place, New Exterior Paint Scheme - Approved 9-19-2024
- ▶ 6056 South Shawnee Street, New Exterior Paint Scheme - Approved 9-24-2024

V. OTHER BUSINESS ITEMS FOR RATIFICATION - None

VI. MANAGERS REPORT- Included

VII. NEW BUSINESS & ONGOING BUSINESS

- A. Fall Garage Sale – Discussed No Known Issues
- B. Fall Dumpster Roll-Off Weekend – Discussed No Known Issues

- C. Cable Installation Steet Repair Status – Darcy Absent
- D. Existing Two-Year Agreement With Mile High Lighting & Events. Installation, Set Up, Uninstallation and Storage \$1,825.00 Annually - Replacement Cords and Bulbs 5 Large Pine Trees Proposal – Approved. Request Multi Color Bulbs.
- F. Alex and Sons 2024-2025 Snow Removal Proposal - Approved
- A. Await Tree Maintenance Proposals - WIP
- G. 2025 Assessments Increase or Decrease or Zero Change – Management Will Provide Recommended 2025 Budget To The Board via E-Mail
- J. Survey Results Provided, Three Rail Open Space Replacement Fence Project. Commercial Fence & Iron Works Proposal, Pricing Remains Unchanged PVC \$92,320.00, TREX \$242,901.00, POWDER COATED ALUMINUM (not recommended by vendor) \$243,218.00 plus \$6,318.00 to Add 14 Gauge Welded Wire – Item Tabled
- H. New Law, HB-24-1233 New Collection Policy To Include New Law HB-24-1233 Delinquency Payment Enforcement Procedures - Discussed
- M. New Law, Federal Corporate Transparency Act (CTA) Effective January 1, 2025 - Discussion. Encrypted On-Line Sign-Up Program Available To All Associations, \$199.00 Annual Cost- Approved
- K. 2024 Annual Meeting Will Be Held On November 14, 2024 at 22277 East Lake Lane

VIII. HOMEOWNER FORUM -

- ▶ The board was asked if we had a Neighborhood watch. This program was replaced with Dog Walker watch. Clay will register our community with the National Dogwalker Program.
- ▶ Asphalt on S Rome Ct, tracking number is CAS-41780. Clay spoke with McKenzie. Scheduled for next year as it's a big project 320 tons, 300+ feet by 13 feet.
- ▶ Seems like a lot of rentals, people not maintaining lawns. There are 13 rental properties in our neighborhood.

IX. ADJOURNMENT (Discuss Delinquencies)