

**PARKVIEW HEIGHTS HOMEOWNER ASSOCIATION
BOARD MEETING MINUTES
TUESDAY MARCH 25, 2025
22277 EAST LAKE LANE**

QUORUM WAS ESTABLISHED – Pat Altebaumer, Darcy O'Dell, Ed Detting, Artem Ivushkin were present, Clay Conner absent. Dan Anderson with Metro Property Management plus four homeowners were also in attendance. The meeting was called to order by Director Altebaumer at 6:36 p.m.

- I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST** - The Agenda was approved and there were no conflicts of interest.
- II. SPECIAL GUEST** – A.J. Brown, Commercial Fence & Iron Works (Owner) presented the Three Rail TREX Fence Line product along with samples which carries a 25 Year Warranty. Installed wire mesh was also included in the proposal. There are no tariffs associated with this product as all materials and manufacturing are 100% USA based.
- III. APPROVE MINUTES** – Minutes from the previous Board Meeting (March 25, 2025) were approved.
- IV. FINANCIALS** – October, November, December, 2024, January, February 2025 were approved pending final audit.
- V. ARC ITEMS FOR RATIFICATION** –
 - 6032 STW - New Exterior Paint Scheme - Approved 2-6-2025
- VI. OTHER BUSINESS ITEMS FOR RATIFICATION** – None
- VII. MANAGERS REPORT** - Included
- VIII. NEW BUSINESS & ONGOING BUSINESS**
 - A. Federal Corporate Transparency Act (CTA) Effective March 21, 2025 – The New Law Failed In Court, All Copies Of Drivers Licenses Have Been Deleted
 - B. New Collection Law, Association Policy Change Required WIP
 - C. Spring Walk-Through is scheduled for April 26th, backup dated May 3rd
 - D. Spring Garage Sale scheduled for May 31st and June 1st
 - E. Spring Dumpster Roll-Off Weekend scheduled for June 7th and 8th
 - F. Next Board Meeting scheduled for June 26th
 - G. Newsletter Topics were provided
 - H. Alex and Sons Landscaping 2025 Landscape Maintenance Proposal was approved.
 - I. Two Three Rail Open Space Replacement TREX Fence Line Project proposals were provided. Commercial Fence & Iron Works Proposal \$168,473.00 plus \$9,406.80 to add 14 Gauge Welded Wire Mesh = \$177,879.80 was approved.
 - J. Seven Tree Maintenance proposals were provided. Keown Landscape proposal was approved. Darcy And Clay volunteered to oversee the project

VIII. HOMEOWNER FORUM – One homeowner on South Tempe Way reported that kids were riding loud bikes on the sidewalk but did not want the kids to get in trouble. One homeowner directly thanked the Board for all of the hard work they do for the Association.

X. ADJOURNMENT (Discuss Delinquencies) – **8:07 p.m.**