

**PARKVIEW HEIGHTS HOMEOWNER ASSOCIATION
BOARD MEETING MINUTES
THURSDAY SEPTEMBER 25, 2025, 22277 EAST
LAKE LANE**

QUORUM ESTABLISHED (Three of Five directors needed to reach quorum)

Pat Altebaumer / Present
Ed Dettling, / Present
Clay Conner, / Present
Darcy O'Dell, / Present
Artem Ivushkin, / Absent
Dan Anderson Metro Property / Present
Meeting Called To Order 6:32pm

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.
No Conflicts

11. **SPECIAL GUEST** – Yolanda, Glenda, plus 2

111. **APPROVE MINUTES** – Minutes from the previous Board Meeting (June 26, 2025) Approved.

IV. FINANCIALS – June, July, August 2025 Financials approved pending final audit.

V. ARC ITEMS FOR RATIFICATION -

- ▶ 22229 ELP, Add Back Patio Cover -Approved
- ▶ 22229 ELP, Remove And Replace Concrete Sidewalk Plus Widen Front Step –Approved
- ▶ 5893 SRC, Replace (9) Windows With Grids, Approved
- ▶ 22360 ELA, Requested Exterior Storage For Interior Project - Approved
- ▶ 6004 STW, New House Paint Scheme, Approved
- ▶ 5992 STW, New House Paint Scheme, Approved
- ▶ 5992 STW, Replace (15) Windows With Grids, Approved
- ▶ 5893 SRC, Replace Front And Rear Doors, Approved
- ▶ 6151 SSS, Paint House Same Color Scheme, Approved
- ▶ 6056 SSW, Major Landscape Plant-Life Upgrade, Approved
- ▶ 6005 SSS, Replace (5) Windows With Grids -Approved
- ▶ 6074 STW, New House Paint Scheme, Approved

VI. OTHER BUSINESS ITEMS FOR RATIFICATION - None

VII. MANAGERS REPORT- Included

VIII. NEW & ONGOING BUSINESS -

A. New Replacement 3-Rail Fence Line Project Is Underway. Start Date 9-22-2025. Mesh will be installed inside fence.

B. Await New Collection Policy Moeller Graf Law Firm

C. Cable Installation - Darcy Report

D. Covenant Enforcement Report

E. Holiday Lighting 3-Year Proposal - Approved

F. Alex And Sons Snow Removal & 2026 Landscape Maintenance Proposals - Approved

G. 2025 Fall Garage Sale Weekend – Not Approved, Too Late In The Season

H. Fall Dumpster Roll-Off Weekend - Weekends of 7 and 14 Nov

I. Newsletter Topics - Provided

J. Proposed 2026 Annual Budget – 10% Decrease Approved

K. 2025 Annual Membership Meeting – Thursday November 20, 2025 6:30p.m.

IX. HOMEOWNER FORUM – There were no homeowner questions and or comments.

X. RECESS TO EXECUTIVE SESSION - Discuss Delinquencies & Attorney Covenant Enforcement 7:55pm

XI. RETURN TO BOARD MEETING 8:15pm

- Board voted to send 5955 South Rome Court and 5943 South Tempe Way to Association Attorney for Covenant Violation reasons.

ADJOURNMENT 8:22 pm