

Minutes of HOA Board Meeting, May 8, 2018  
Meeting held at 664 W 79th St

**Call to Order:**

Meeting was called to order at 6:06pm by President, Harry Gordon. Board members in attendance were: Harry Gordon, Wayne Allen, Debbie Mocnik, Jeff Stava, Nicole Greer, Wade Richardson. Absent: Lanny Gridley. Others in attendance: Jan Farrimond of The HOA Group.

**Meeting Agenda:**

Agenda approved as presented.

**Approval of Minutes:**

Minutes of April 9, 2018 meeting previously approved by email.

**President's Report (Harry Gordon):**

Harry spoke regarding the items he sees as the Board's priorities for 2018:

- management service transition;
- revision to bylaws to allow enforcement of covenants;
- creek erosion;
- planting of trees east of covered bridge;
- development of watershed areas.

**Vice President's Report (Wayne Allen):**

Security:

- We continue to have issues regarding the camera at the N Elwood entrance;
- Michael Fellwock has identified Block Captains for the Alert Neighbors program. They are Clint Briggs, Phase 1; Kent Gooch, Phase 2; Rob Sher, Phase 3. Wayne and Wade Richardson are alternate captains.
- Wayne spoke about the effectiveness of the contracted security patrol, the intent of the services, and their responsibility. Conversation ensued regarding the necessity of a security patrol due to the upgraded camera system implemented in 2017, implementation of the Alert Neighbors Program, and the fact that there is almost negligent crime in our neighborhood as reported by TPD at the recent Alert Neighbors Program. Wayne mentioned that our contract with the security company has a 30 day opt-out clause. A motion was made, seconded, and unanimously approved to continue the contract through August 30, 2018.

**Treasurer's Report (Jeff Stava):**

- No report presented. Last report was April 9.
- There are approximately 18 lots that have not paid 2018 dues.
- As soon as contract is signed with The HOA Group, Jeff will transition the financials to The HOA Group (Jan). Jan will then set up a schedule to send delinquent notices to all non-payees.

**Secretary's Report (Debbie Mocnik):**

The following items were approved by the board via email since the last meeting:

- construction of a fence at 7707 S Frisco Ave (Phase 1) consisting of wood posts and rails with black coated chain link fencing;
- expenditure of \$275 for the purchase of 275 Alert Neighbors booklets.

**Social Committee Report (Debbie Mocnik):**

- annual neighborhood garage sale and food truck evening will be on Saturday, June 9. Coordinators are Sally Mulready and Kristen Ross;
- the annual car show is possibly being moved to the Fall due to schedules of car owners;
- the neighborhood garden tour is being scheduled for Saturday, June 2;
- Debbie is looking for a volunteer to coordinate a movie night;
- Jan of The HOA Group mentioned that they are able to provide assistance with social events.

**Grounds Manager's Report (Wayne Allen):**

- all fountains are working and algae has been treated. It was mentioned that some of the ponds may still have weeds growing. Wayne will do a walk-thru;
- a change was made to the time of some of the sprinklers on Elwood as they were on while kids were walking to school;
- there is a large hole in the ground just outside the wall on the north Elwood entrance. Probably made when contractors were working in the area. Needs some dirt to fill it in;
- Wayne will get the yard company contract to Harry for signature;
- discussion regarding items to be addressed during neighborhood work day. Various sink holes and debris in rock walls. No date currently set.
- discussion regarding the home at 678 W 78th St., whose car had left ruts after it slid down the common area. It appears that the homeowner tried to fix the ruts using rock from some riprap. Jan will pursue this with the owner;
- discussion regarding trees planted by a neighbor in the green belt area northeast of the basketball court. The trees need to be trimmed and stakes removed. Jan will send the neighbors a letter;
- discussion regarding some rotted trees in the greenbelt area between the bridge and Elwood. Wade will work with Jan to get bids for removal;
- discussion regarding the creek area north of the covered bridge and that it is barren of grass with tree roots being exposed. Wayne and Wade will walk this area to review potential solutions;
- discussion regarding lack of lighting throughout neighborhood and especially by the parking area near the bridge. Jeff has a map of PSO's original plans for location of light poles. He will provide this to Wade.

**Common Area Facilities Manager Report (Wade Richardson):**

- hot water tanks have been installed in both bathrooms and the clubhouse;
- a leak was detected in the pool pump and has been repaired;
- motion was made, seconded, and unanimously approved to sign the pool contract for the 2018-2019 season;
- it was discussed that there currently is no tracking system for pool cards;
- currently there are about 12 activated pool cards. Wayne and Wade will pursue having the remaining cards activated;
- the pool will open on Friday, May 25;
- temporary signage identifying that facilities are for HOA members only have been installed on both sides of 77th at the covered bridge. There are three additional signs in the storage closet for future use;

- a motion was made, seconded, and unanimously approved for Wade to research and present a proposal to the board for standardization of signage throughout the neighborhood common areas.

**Architectural Committee Chairman (Nicole Greer):**

- Nicole has been working on making revisions to the ByLaws to allow for enforcement of the covenants. She will work with Jan to finalize proposed revisions, prior to presentation to the board;
- an email was received from a neighbor in Phase 2 regarding a house with tall weeds/ grass. A drive by indicated that the yard had since been mowed. Discussion regarding no real provision in the covenants for this issue.

**Website Manager's Report (Lanny Gridley):**

No report at this time.

**New Business:**

Review of contract with The HOA Group, Jan Farrimond. Prior to Jan joining the meeting, the board reviewed the contract. The board then presented Jan with a few proposed changes to the contract. Nicole will work with Jan to make proposed changes. Once the changes are made, the contract will be presented to the President for approval and signature. Contract will begin June 1, 2018.

Discussion regarding how the board should utilize the new management company including how involved board members should be in addition to the management company. The board concluded that board members will act as "managers" and be aware of and involved in all neighborhood matters. The HOA Group will help facilitate matters.

Discussion that The HOA Group will keep all contracts. Discussion that Harry will continue to pen the neighborhood Newsletter, but that we may utilize Jan to distribute.

**Other Business:**

Chris Key, developer of Ellwood Villas, will be presenting his proposal for R3 development of the 20 acres south of the 71 apartments, to the City Council on Wednesday, May 9, at 5:00pm.

**Critique of Meeting:**

It was asked that future Agenda's could be certain to contain open items from previous meeting(s).

**Next Board Meeting:**

Tuesday, June 12, 2018. 6:00pm at the Clubhouse.

**Meeting Adjourned** at 9:32pm.

Respectfully Submitted:

Debbie Mocnik  
Secretary

