

Park View Owner's Association  
Special Meeting  
7 PM , April 22, 2015

The special meeting was called by President Mike Wright to continue the discussion of the covenant issues. Board members in attendance: Mike Wright, Betty Dexter, Sherri Beyer, Erin McChesney, Chris Viner and Stefanie Chase. Board members not in attendance: Jeff Keester, Michelle Rasmussen, Dale Holland. Also in attendance were the clerk and 9 visitors.

Erin reported that the reason for the industrial fans was because the hot water heater had malfunctioned flooding the office. Deanna discovered the water spewing from the hot water heater on Monday. Mike got quotes from restoration companies and hired Rainbow International to dry up the office. The insurance company should pay for the clean-up. The water heater has been replaced by Tom. Thanks to Kurt Proctor, Deanna, Mike Tom, Erin and Chris for working quickly.

Betty presented a letter to Senator Hart on our behalf from the Assistant Iowa Attorney General, Michael Bennett. Mr. Bennett stated Iowa Code 614.24 *rather clearly exempts homeowners' association dues... to share costs for upkeep of shared improvements* from the use restrictions (covenants). The covenants expire after 21 years but the association retains the right to collect assessments for upkeep of shared areas. Betty also shared two emails from Wendy Young with their office's analysis: *First, the opinion does not address whether the 2014 legislation has any retroactive effect. Second, the opinion is not an official, binding opinion of the Iowa Attorney General's office. How to proceed at this point, of course, is a business decision for the Board.* Betty also informed the board a statement had been received from Stanley, Lane & Hunter for services in March for 3.8 hours. All work was gratis.

Discussion followed on how a member is defined by the Blue Book. Chris presented several sections of the blue book that pertain to members. Also discussed was changing the date of the annual meeting but the bylaws do not allow this.

A motion was made by Sherri to have all Park View owners billed \$100 for the 2015 Assessment and if paid by May 20<sup>th</sup> they can vote at the annual meeting. Erin seconded. With two nays (Betty & Chris), motion passed by majority.

Erin made a motion to not file the new covenants until after the legislature session. Stefanie seconded. All in favor, motion passed.

Sherri made a motion that all Park View residents that have paid 2015 assessments by the time of the annual meeting and have no outstanding assessments prior to and including 2013 may vote. It was seconded by Chris. With all in favor, the motion passed.

A letter, informing Park View Residents of the new findings, will be sent to the board members before being mailed out with assessments in early May.

Compost pile was discussed again. Tom wants to make improvements to the area before it opens. Erin made a motion to open the compost pile to Park View residents for leaves and grass clippings on May 15<sup>th</sup>. No tree limbs are allowed. Sherri seconded. All in favor, motion passed.

Stefanie made a motion to adjourn the meeting. Sherri seconded. All in favor, motion passed.

Respectfully Submitted,

Deanna Nielsen