

Park View Owner's Association
Board of Directors Meeting
Approved Minutes
August 12, 2015

The August meeting was called order by President Mike Wright at 7 PM. All board members were in attendance: Jeff Keester, Mike Wright, Dale Holland, Erin McChesney, Sherri Beyer, Stefanie Chase, Dave King, Dustin DeMuth & Kurt Proctor. Also in attendance were the clerk, maintenance men and 4 visitors.

Approval of minutes: Sherri made a motion to approve the minutes of the July 8, 2015 meeting, Dave seconded. The motion was supported and passed.

The Treasurer's Report: Dale made a motion to approve the Treasurer's report as submitted, Jeff seconded. The motion was supported and passed.

Committee Reports:

Legal: Erin contacted the Bar Association asking for recommendations of local firms that are familiar with our needs as an association along with the next step of the covenant situation. Erin made a motion to seek legal counsel from Douglas Lindstrom Jr. of Lane & Waterman LLC. Dale seconded. The motion was supported and passed.

A meeting with Senator Rita Hart is planned for August 28th at 7 PM.

Insurance: Dave reported a new insurance policy had arrived along with being assigned a new agent.

Public Relations/County Issues: Jeff reported that the county inform him that the Lakeview area retention is the responsibility of PVOA. We will maintain the area.

Park Board: Dustin reported that the park board has contacted their previous accountant to work on getting financial reports up to date. The park board is hoping to have this done by the end of 2015. Mike requested the park board submit a financial report each month.

New soccer goals have been installed. Scheduling of the soccer fields is coordinated through the park board.

Architectural Control: Dale received a call from Discovery Learning Center at the Park View Plaza to install an electronic sign. It has been approved by the county.

Maintenance Control: Mike reported the bridge behind Fireside Church will be moved to a different angle. The project may be delayed until spring.

A resident contacted Mike that he is interested in the part time maintenance position. Mike will offer him the job at \$10 per hour for 15 to 25 hours per week. Dave recommended a background check.

One bid has been submitted for the sidewalk in Dexter. Mike has a couple other companies looking at the project. Sherri made a motion to spend up to \$25000 on the sidewalk from the playground in Dexter to Nicholas Ct. Erin seconded. During discussion Erin explained the need for sidewalks in Dexter so the "sidewalk to nowhere" is completed to Nicholas Ct. The motion passed with two board members not in favor.

Dave made a motion to pay off the mortgage for the PVOA building at 17 Lincoln Ave. Kurt seconded. After discussion about the process of paying off the mortgage, the motion was supported and passed. Dale reported the payoff will be approximately \$60400.

Bids for heating the maintenance building have been coming in. There was discussion on the oil heater vs. a natural gas heater. Although the waste oil is free, making the oil burner cheaper to run, the initial cost of the unit is 3 times more than a gas heater. The natural gas heater usage cost is estimated at \$1200 a year. Dave made a motion to purchase a natural gas heater from Precision Air in Eldridge. Dustin seconded. The motion was supported and passed.

Sherri made a motion to spend up to \$1500 to remove the electric and natural gas from the old office building. Dave seconded. Motion was supported and passed.

Pea gravel is needed around the playground equipment to comply with the safety requirements of the CAPRA. The recommended depth of gravel (6 to 9 inches) depends upon the fall height so the gravel will be placed accordingly. Gary estimates it could take up to 20 truckloads at \$305 per load. Also the dirt will need to be dug out in order to accommodate the required depth of pea gravel. Dale made a motion to spend up to \$7500 for pea gravel this year, Dave seconded. All in favor. Motion carried.

The maintenance men recommend more blocks for the compost pile walls and to pour a cement floor costing approximately \$4000. It was decided to wait until spring to work on this project.

Kurt made a motion to resume having treats at the meetings. Erin seconded. All in favor. Motion carried.

Office Activities: The majority of the 2015 assessments have been paid but there are approximately 20 homes from the first mailing and about 30 homes and 5 apartment owners (76 units) that have not paid. Erin, Sherri, and Deanna will meet with Jackie Evitts to file liens.

Deanna was hired for 9 hours per week but Sherri asked for her hours to be increased. Sherri made a motion to increase office hours to 15 hours per week. Dave seconded. All in favor. Motion carried.

New blinds were put on the meeting room door. The internet router needs to be looked at because it isn't password protected.

Parkway Development: Stefanie reported playground equipment valued at over \$30,000 was donated by another community and will be installed at Meadowbrook Park. Being that it is used equipment, new hardware is need and two pole should be replaced for safety concerns. Dave made a motion to spend up to \$3000 for installation and hardware. Sherri seconded. All in favor. Motion carried.

Stefanie is planning a drop in day for people to offer suggestions of what they would like to see in the parkways. The event will be at the PVOA building on Sunday, August 30 from 6 – 7 PM. Notice will be put on the sign boards, Facebook and website and in the Eagle Flyer. Also suggestions can be put in the drop box.

There has been one adoption of a parkway entrance and residents have cleaned the area at the SE corner of Blackhawk and Park View Dr.

Mediacom: Kurt reported we have received the second quarter franchise fee of \$2991.27 from Mediacom.

Website: Erin has updated the website with a picture of Lakeview parkway.

Old Business: Everything was covered during the committee reports.

New Business:

Mobile Radar: Erin will contact the sheriff's office to see about getting the mobile radar unit set up.

Trick or Treat Date: Saturday, October 31st 6-8 PM

Open to the Floor:

Several property owners expressed their views concerning:

- Road repair on Nicholas Ct. – Jeff will follow up.
- The board is doing a fantastic job.

Board Comments:

- The parkways are looking very nice.
- Having the trailer for sticks and branches has been an asset to the community.
- Only grass and leaves should be placed in the compost pile; no garden waste especially no tomatoes plants.
- Juveniles were getting into the concession stand with the code. It is now locked and the code will be changed.

Stefanie made a motion to adjourn the meeting, Jeff seconded. The meeting was adjourned at 8:25 PM.

Respectfully Submitted,
Deanna Nielsen