



# Park View Profile

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17 Lincoln Ave, Eldridge, IA 52748

## OWNERS' ASSOCIATION

## Board Minutes

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Park View Owners Association

### Executive Board

President: Mike Wright  
Vice Pres.: Erin McChesney  
Treasurer: Dale Holland  
Secretary: Sherri Beyer

### Board Members

Mike Wright: Maintenance  
343-9894

Dale Holland: Architectural  
285-9511 Control

Sherri Beyer: Office Manager  
370-3715

Stefanie Chase: Parkway  
285-2514 Development

Erin McChesney: Legal &  
343-8963 Website

Dustin DeMuth: Park Board  
343-3019

Kurt Proctor: Insurance  
508-7318

Jeff Wolf: Mediacom  
285-5086

Dale Lindle:

Deanna Nielsen—Office Clerk

### OFFICE HOURS

Monday & Wednesday 8-Noon

The office will be closed the  
week of July 4th.

### **PVOA Board of Directors Meeting** April 13, 2016

The April meeting was called to order by President Mike Wright at 7 PM. Board members in attendance: Mike Wright, Dale Holland, Sherri Beyer, Stefanie Chase, Dustin DeMuth & Kurt Proctor. Also in attendance were Tom Gall, head of maintenance, Deanna Nielsen, clerk and 3 residents.

**Approval of March minutes and the treasurer's report:** The motions were supported and passed.

### **Committee Reports:**

**Legal:** Mike reported he has received a request from Casey's General Store to verify that PVOA has no liens on the property. The form will be signed and notarized. Sherri relayed that Erin had informed the board that the Iowa legislation did not pass the bill to revive expired covenants.

**Insurance:** Deanna reported all insurance policies have been paid for the year and the workers compensation policy self-audit has been sent in to Liberty Mutual.

**Park Board:** Dustin reported things are good with the accountant, games are underway, and all certificates of liability insurance have been submitted. Dustin is looking into the work release program at the Scott County Jail for helping with cleaning up the fields after tournaments.

**Architectural Control:** Dale approved 3 fences and 1 shed in the past month. One application for a shed is being reviewed.

**Maintenance Control:** Mike reported the electrical service on the old building is being removed.

**Office Activities:** Sherri reported that the late notices are ready to go to 91 homes and 4 apartment owners.

**Parkway Development:** Stefanie set May 14<sup>th</sup> as the tentative date for installing the playground equipment at Meadowbrook Park.

**Community Project:** Yuji Lopez presented a proposal for school project to *better his community and himself*. He would like to make and install wooden garbage cans for the

parkways. He is planning to get donations to fund the project. Tom proposed taking Yuji on the gator to look at locations. The board was in agreement. Stefanie moved to allow Yuji to implement the community service project. Sherri second. Motion carried.

### **Old Business:**

**Sidewalk in Dexter:** Mike has been in contact with the contractor.

**Bridge behind Deer Creek Apartments:** Tom and Mike will look into the project.

**Follow up on Clean Up Day:** Kurt thanked the community for the wonderful turn out. Thirty-five people participated on a cold/windy day! Thanks to the Lions Club for providing lunch and to Mama's Parlor for donating 25 cups of chocolate ice cream.

**Dump Trailer:** Tom has received a bid for a 3 way dump trailer. Tom explained that the trailer would have the tires designed not to tear up the grass and could be used to move leaves and grass clippings from the compost area. Sherri pointed out that although this trailer costs almost \$3000 more than budgeted, there will be savings by not paying someone to empty the compost area. Sherri moved to purchase the 8 ton trailer recommended by Tom costing approximately \$12,860. Dustin seconded. All in favor, motion carried.

### **New Business:**

**Basketball court:** Tom received a bid of \$4200 to resurface the basketball court in first addition. The board felt this was too much money and decided not to proceed.

**Annual Meeting** will be held Wednesday, May 18 at 7 PM at the PVOA building.

**4<sup>th</sup> of July Event** – Mike has the contract sign with Nostalgia Pyrotechnics, Inc. for the fireworks for July 4<sup>th</sup> (rain date July 5<sup>th</sup>). Dustin volunteered to oversee a corn hole tournament. Mike will contact the sheriff department for barricades and patrol.

**Monthly meetings are held the 2nd Wednesday of the month at the PVOA Office Building, 17 Lincoln Ave. All residents are welcome to attend. Next meeting—July 13**

**Lights at Double Diamonds:** Tom presented a bid for new lighting at the Double Diamonds. Three lights would be placed on the concession/shelter area and two lights would be at the flag/sign area. Dustin made a motion to purchase the LED lights. Dale seconded. All in favor, motion carried.

**Open to the Floor:**

A resident on Hillside Drive asked for an exception for the placement of his fence in order for his fence to meet up with his neighbor's fence. He presented pictures of the proposed fence compared to the fence that is approved per the blue book specifications. Dustin made a motion to approve the variance for the placement of the fence. Stefanie seconded. The motion passed with one opposing vote.

**Board Comments:**

- Dustin will be checking the possibility of income from ads/signs along the fences of the baseball fields.

The meeting adjourned at 7:51 PM.

**May 11, 2016**

The May meeting was called to order by President Mike Wright at 7 PM. Board members in attendance: Mike Wright, Erin McChesney & Kurt Proctor. Because a quorum wasn't present, no business could be conducted. Also in attendance were Tom Gall, head of maintenance, Deanna Nielsen, clerk and 8 visitors.

The visitors were asked to express their concerns.

- Pat Dierickx owner of the former Methodist Church building and lots requested that lot 106 (where the building is located) be rezoned from commercial use to residential use. He is interested in remodeling the church to become a home for his daughter. She plans to operate an in-home daycare. Board members expressed concern for the future use of the area if zoned residential such as building an apartment building. Mr. Dierickx has no intention of doing this but if the property was sold in the future maybe there could be a clause added to prevent this.
- Yugi Lopez updated the board on his community service project. He planning to build and install 3 trash cans immediately and 2 more after the new sidewalks are finished. He expects the costs to be \$36 each. Although this is a school project, he can work on it in the summer.
- A resident of the apartment building near the Double Diamond parking lot expressed his concerns with parking. He asked that a player or parent patrol the lot before the games. The Park Board will be contacted about how to implement a parking attendant at each function. The new Park Board President is Andrea Flannery.
- Other concerns were expressed about the ball diamonds: lighting, trash and inappropriate behavior.
- Erin reminded everyone that the new playground equipment will be installed on Saturday. Volunteers are needed.

Next board meeting is June 8 at 7 PM.

**Unapproved Minutes – June 8, 2016**

The June meeting was called to order by Vice President Erin McChesney at 7:03 PM. Board members in attendance: Mike

Wright, Dale Holland, Sherri Beyer, Stefanie Chase and Erin McChesney. Also in attendance were Deanna Nielsen, clerk and Jeff Wolf.

**Approval of minutes and the treasurer's report for May and June:** The motions were supported and passed.

**Board Members:** Sherri moved to appoint the following people for three year terms on the Park View Owners' Association board: Jeff Wolf, Dale Lindle and Mike Wright. Dale seconded. The motion was supported and passed.

Dale moved to accept the resignation of board member, Dave King. Sherri seconded. The motion was supported and passed. Sherri appointed Kurt Proctor to fill the vacancy of Dave King, Stefanie seconded. The motion was supported and passed.

**Election of officers:** Mike Wright was nominated for president by Sherri, seconded by Jeff. Erin McChesney was nominated for vice president by Dale Holland, seconded by Sherri. Sherri Byers was nominated for secretary by Erin, seconded by Jeff. Dale Holland was nominated for treasurer by Stefanie, seconded by Erin. The slate of officers was approved unanimously.

**Committee Reports:**

**Legal:** Sherri was contacted by a homeowner that would like the procedure of renewing the covenants in Dexter Acres in writing. Erin moved to contact our lawyer for a letter on the matter that can be posted on the web page and Facebook page. Sherri seconded. The motion was supported and passed.

**Insurance:** Proof of liability insurance is needed from the vendors for the July 4<sup>th</sup> event.

**Public Relations/County Issues:** No report

**Park Board:** Dale H. asked if the financial statement had been received. No one has received it.

**Architectural Control:** Dale H. has been talking to a resident about installing a pool.

**Maintenance Control:** Mike reported the telephone line at the old building will be removed June 9th. This is the last utility that needs to be removed before demolition. 2) Sherri requested that maintenance men spray for spiders inside and outside of the office building. 3) A larger dumpster is needed at the shed. Mike is checking on bids. 4) A resident called about a rut in Willow Springs parkway that needs to be filled in. 5) Also maintenance is looking into a sink hole in Dexter.

**Office Activities:** Sherri relayed the information from the office: 1) A resident would like to park his work truck in a PVOA lot. The board consensus is not to allow this. 2) Foreclosure papers have been received on 35 Park Ave. There is a lien against the property for 2015 and no payment has been received for 2016. 3) A resident has contacted the office about raccoons in his backyard. PVOA cannot do anything about the problem. 4) Mike will check on standing water in a yard adjacent to Swan Valley parkway. 5) 31 letters will be sent via certified mail prior to placing liens for nonpayment of the 2016 assessments. 6) The office will be closed the week of July 4<sup>th</sup>. 7) Mike has been in contact with the developer about a sidewalk on Jacob Ct. He will follow up.

**Parkway Development:** Stefanie has requested bids from two companies for playground equipment with the stipulation of the cost to not exceed \$6500. Stefanie moved to purchase up

to \$6500 worth of playground equipment, seconded by Dale Holland. All in favor, motion carried.

**Mediacom:** Jeff reported the payment of \$2981.93 for first quarter 2016 franchise fee.

**Website:** Erin has been updating.

**Old Business:**

**Sidewalk in Dexter:** Mike has been waiting for KE Flatwork to complete sidewalk.

**Bridge behind Deer Creek Apartments:** When mowing is caught up, maintenance will demolish the bridge and put in a culvert.

**4<sup>th</sup> of July Event** – This is a work in progress. At this point the corn hole, tournament doesn't seem to be possible.

**Park Board Contract** – The board was given a contract a couple months ago but PVOA has not received the signed contract back. A meeting will be set up with the Park Board.

**New Business:**

**Zoning:** Last month Pat Dierickx, owner of the former Methodist Church building requested that lot 106 (where the building is located) be rezoned from commercial use to residential use. Erin checked on the procedure which includes calling a special meeting and then another meeting in 30 days for voting, in addition to mailing notifications to all owners in Park View for each of the meetings. Expense for this process would be costly. Jeff made a motion to respond to Pat Dierickx saying it is not in the financial interest of Park View to rezone the lot to residential but if he is willing to pay the entire potential cost ahead of time, the association will revisit the option. Erin seconded. The motion was supported and passed.

**Metal Detector:** After discussion it was decided not to allow residents to borrow the metal detector.

**Work Meetings:** The board agreed to have the work meeting each month before the monthly meeting at 6:15 PM.

**Double Diamonds:** Members discussed parking and garbage issues.

**Board Comments:**

- Erin requested to move the *Open to Floor* portion of the meeting after the treasurer's report. All members were in agreement. The agenda will be updated.
  - Jeff was welcomed to the board.
  - Next meeting - July 13<sup>th</sup> at 7 PM.
- The meeting adjourned at 8:15 PM.

**Share & Care Christian Preschool Registration**

Share and Care Christian Preschool is now registering students for the 2016-17 school year. Two classes are available: Monday/Wednesday/Friday for 4 - 5 year olds and Tuesday/Thursday class for 3 and 4 year olds. We offer a Christian environment with a rotating curriculum, quality teachers and satisfied parents.

Please call 285-7111 or 285-8005 for more information.



**Adopt a Parkway Bench**

\$500

You pick the parkway location and we will add a plaque to the bench in your honor! Contact the PVOA office to purchase your bench today!

**The Summer Club**

**Who: Kids from Kindergarten thru 6th grade**

**What: Crafts, games, Bible stories & free lunch**

**When: July 19 & 26 August 2 & 9**

**9–noon**

**Location to be announced.**



**Avenue of Flags**



Have you driven through Park View during a holiday and been in awe of the flags lining the streets?

Please join your neighbors and subscribe to this patriotic program that is coordinated by the North Scott Optimist Club.

For more information contact Mary Beth Madden at 285-6468.

**Park View Clean-Up Day**

Even though it was a cold, windy day, over 30 people worked together to make Park View a better place to live. Thanks to all that helped, the Lions Club for providing lunch and Mama's Parlor for donating ice cream.

- |                         |                  |                |
|-------------------------|------------------|----------------|
| Scott Youngbauer        | Trevor Gehring   | Jacob Ohsann   |
| Emmanine Lopez - Kubitz | Joe Brodersen    | Nick Ohsann    |
| Travis Berhenke         | Brandon          | Brad Ohsann    |
| Josh McChesney          | Schmeink         | Melissa Jost   |
| Quinn McChesney         | Hans Brodersen   | Kate Jost      |
| Izzy McChesney          | Darin Anderson   | Brian Jost     |
| Deanna Nielsen          | Nathan Anderson  | Ethan Jost     |
| Daniel Nielsen          | Brett Anderson   | Richard Lane   |
| Jennifer Brown          | Matthew Anderson | Michael Wright |
| Jeremiah Brown          | Beth Ann         | Randy Biery    |
| Abigail Brown           | Anderson         | Kurt Proctor   |
| Hannah Brown            | Dale Holland     | Janet Wright   |
|                         | Steve Holst      | Stan Paxton    |



# Park View Owners' Association

17 Lincoln Avenue  
Eldridge, IA 52748

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## Independence Day Family Event

Come celebrate the 4th of July at Meadowbrook Park. There will be bouncy toys for the kids, bean bag toss for all ages, food vendors, and fireworks.

Food and fun starts at 4 PM. Bring your lawn chairs and enjoy the fireworks at dusk.

This gathering is supported by the generous donations of the Park View community and the Matt & Tracy Lindaman family. Thank you to all who donate and help to make this all possible!

(Rain date Tuesday, July 5th)

