

**Park View Owners' Association  
Board of Directors Meeting  
Approved Minutes  
March 11, 2020**

President Mike Wright called the meeting to order at 7 PM. Board members in attendance: Patrick Dodge, Justin Norwood, Kurt Proctor, Randy Warm, Mike Wright and Jeff Wolf. Absent: David Krzyzanowski. Fourteen people were also in attendance.

Patrick made a motion to approve the February minutes. Randy seconded. Motion carried.

Patrick made a motion to approve the treasurer's report for February. Justin seconded. Motion carried.

**OPEN TO THE FLOOR:** no comments

**COMMITTEE REPORTS:**

**Legal:** Jeff has contacted the lawyer about reviewing the covenants and restrictions found in the abstracts.

**Insurance:** Kurt reported that Liberty Mutual has billed us for an additional \$727 for the workers comp policy. This is the result of changing the projected maintenance salaries to reflect the budget of \$35,000.

**Public Relations/County Liaison:** Patrick reported the next public forum to discuss the rental regulation ordinance is slated for March 25<sup>th</sup> at 6 PM at the Scott County Library in Eldridge. The meeting should be the same format as last time. There was one junk complaint on Park View Dr. If the area is not cleaned up by Monday the issue will be elevated to the county.

**Park Board:** In David's absence, Devin Peterson of the PVPB reported field cleanup day is scheduled for March 28. 2) Construction of the bathroom at Meadowbrook concession stand will begin March 16<sup>th</sup> and should be complete within the week. The water needs to be turned on by the maintenance crew. 3) Plans are underway to host a home run derby on the 4<sup>th</sup> of July.

**Architectural Control:** Randy reported he has approved one fence. Also he has reviewed a request for a 3<sup>rd</sup> car garage with residential area above. A second residence would need county approval but if the area is expanding the existing living area, it would be allowed. Randy also has researched the county code for guidelines for business signs. Signs allowed shall not be larger than 6 square feet in size and placed along the building, within 10 feet of the building or within 50 feet of the road. Letters will be sent to the businesses before the issue is elevated to the county.

**Maintenance Control:** Mike reported with the 2020 budget, each maintenance man can work approximately 22.5 hours per week for 6 months.

**Office Activities:** Jeff reported 75% of the 2020 dues have been paid. 2) Donations: General Funds \$6940, 4<sup>th</sup> of July: \$3495, Long Grove Fire Department \$3265. 3) Eight liens remain for 2019, 5 of these also have a lien for 2018. Three liens were released since the last meeting. 4) Deanna has vacation planned for March and July. Mike has volunteered to check the mail and phone messages.

**Parkway Development:** Nothing new.

**Mediacom:** Nothing new.

**OLD BUSINESS:**

**Sponsored project with the Park View Water & Sanitary District:** Brent Earley, PVW&SD Operations Manager has been in discussion with the DNR and a binding legal agreement between PVOA and PVW&SD is necessary. The document would allow temporary access to PVOA land for the contractors working on the sponsored project and list responsibilities of PVOA and PVW&SD. PVOA would be responsible for inspection during the construction and for the maintenance for the life of the loan (20 years) or the life of the practice (whichever is shortest). If the maintenance is not performed as requested by the DNR, PVW&SD would be responsible for the default of the loan. There was discussion

about the expected maintenance and looking at projects that would be easier for PVOA to maintain. The engineer is looking at what projects can be completed with the money available and should have recommendations within a month. With maintenance being the biggest concern, it may be possible to have the first year (or up to 3 years) be included in the contracted project as the area gets established. Jeff made a motion to move forward with Park View Water & Sewer District on the sponsored project. Randy seconded. All in favor, motion carried.

**Health Assessment:** Christina McDonough had followed up via email saying the county secondary roads would provide a map for residents to indicate areas to provide traffic calming measures and/or roadway repairs. The board looked over other recommendations. It was decided not to pursue the tobacco free zones but to look into the sidewalk assessment and information about chronic disease management. Deanna will contact Christina.

**4<sup>th</sup> of July planning:** A task list was distributed. The only change from last year's celebration would be eliminating the live music. There was talk of having a tractor show instead of a car show. Mike will be contacting the majority of the vendors and volunteers.

**Community Memory Project sponsored by the Scott Co Library** is set for before the annual meeting on May 20<sup>th</sup>. Community members can scan documents from 4 to 7 PM.

#### **NEW BUSINESS:**

**Resignation Letter:** Jeff read the email from David Krzyzanowski stating he would be resigning at the annual meeting in May. David's term is through 2021. So at the annual meeting there will be 5 positions voted on, 3 terms through 2023, one through 2022 and one through 2021.

**Increase of Dues Cap:** 563 votes were received but 573 votes are needed to make a quorum. The bylaws state a quorum is 60% of the owners and then the change must be approved by 2/3 of the votes. 317 voted for the increase and 246 voted against. Although there are more votes for the increase, 175 more yes votes were needed for the 2/3 approval. Discussion followed about how to conduct the next vote, the cost of the vote, and how to get more votes. In reviewing the 2018 vote, the votes against seem to remain constant in the 240's, making it necessary for about 480-500 votes in favor. Patrick made a motion to suspend efforts to increase the dues cap and not to have a second vote at this time. Jeff seconded. The motion passed with one nay vote.

**Announcements:** Dates were reviewed for the rental ordinance forum and PVPB field clean up. The Easter Egg Hunt will be March 28<sup>th</sup> at 1 PM at Neil Armstrong School. Park View Cleanup Day is scheduled for April 18<sup>th</sup> at 9AM.

**Board Comments:** Justin commented the vote was very disappointing.

Jeff made a motion to adjourn, seconded by Patrick. Meeting adjourned at 8:25 PM.

Respectfully submitted,

Deanna Nielsen