

Phoebe Park Association Inc.

HOA Board Meeting

July 16, 2014, 6:30 PM

DRAFT

Meeting was noticed 48 hours in advance. Board members present were: Ron Haase, Abby Burkett, Todd Ziegler, Bob Ormsby, and Suzanne Tragesser. A quorum was established and the meeting was called to order at 6:30 PM.

President: Ron Haase presented the President's report. He spoke about the Tradeshow for Community Association Volunteer Leaders held Thursday, July 10, 2014. Non-discriminatory practices and other rules and changes to current practices were highlighted in his presentation.

Secretary: Draft minutes for the June 10 emergency HOA Meeting were accepted provided three minor changes were made. Pen and ink changes were made to the hard copy. The finalized computer version (attached) would become part of the record.

Treasurer: Todd Ziegler addressed salient elements regarding the reserve account (See Balance Sheet, dated 7/1/2014). He explained how and why the reserve fund accumulated a Balance Total of \$792,944.20. He also announced after thorough research they had determined that changing banks to one that yielded a higher interest on investments was in the best interest of the HOA. A motion was called to approve the new bank and agree to have the Treasurer manage the fund. Abby Burkett made the motion, which was seconded by Bob Hornsby.

Vaneguard Management: Jan Nowakowski addressed certain elements of the Tradeshow, which she shared with the HOA and attending residents. Some of which were:

1. Nondiscriminatory practices regarding handicap meeting locations and other handicap issues which would be discriminating would not be tolerated. She has found no infractions to date.
2. As long as people are not disruptive and they are informed of being taped, recording of meetings is now allowed.
3. Drainage work on Phoebe Nest is working well. Drainage overflow is a problem on the Southwest part of Phoebe Ave. connected to Dorman Road. The overflow is from the adjacent CDD property. As a result a new committee was formed to address these drainage problems with the CDD.
4. Earthscapes submitted three proposals, two for Tree Trimming in front and back of villas and one proposal for erosion repair.

Landscape Committee: Ellen Chambliss presented the Landscape Report. She reported that Earthscapes seems to be doing good work. For example, the front gardens are much improved.

A tree trimming discussion came up because some residents did not want the tree limbs on trees behind the villas trimmed 8 feet above the ground. Jan Nowakowski stated if those residents would call, she would inform the landscapers.

Jan stated river rock was allowed instead of mulch in the back of the villas, but permission would need to be acquired. The expense for the river rock would be the tenants.

It was reported that pool filtration was not working properly and a broken lounge needed to be repaired or removed.

New Business:

Residents asked about access for handicap to attend the meetings and Ron stated that all locations were accessible.

The poor drainage in Phoebe Park adjacent to Dorman Drive was mentioned again. As a result of this discussion, a committee to oversee the drainage problem was formed. Members who volunteered for this committee are:

- Ron Haase
- Adrian Montanaro
- Howard Hanson
- Ross Lowery

No objection was taken.

Members of the Landscape committee are listed below:

- Ellen Chambliss
- Tom Trattner
- Abby Burkett
- Ross Adams
- Pam Weir
- Joyce Ann Haase
- Bob and Chris Garrett

General Discussion: The wellbeing of residents as it relates to the type pets allowed in Phoebe Park was voiced. Dogs not allowed pursuant to the Phoebe Park Covenants are Pit Bulls and Rottweilers.

Grant money of \$2500 must be applied for by the end of August. Criteria still needed to be developed and the application completed and submitted. Thus, volunteers for a Grant Committee were requested. The following lists the volunteers:

- Abby Burkett
- Dawn Trattner
- Joyce Winters
- Barbara Ziegler

No objections taken.

All business concluded Abby Burkett motioned to adjourn, which was seconded by Bob Ormsby. The meeting was adjourned at 7:48 PM.

Attachment:

-Minutes Jun 10 Final