

Park Hills Homeowner Association Board Minutes December 16, 2008

Attendance: Susan deRoos, Sandi Cloppert, Wally Howard, Garrett Levy, Kay Bostrom

The meeting was called to order.

Secretary Report: Minutes were approved as amended. Candidates for the 2009 board must be solicited. The January mailing to homeowners must include annual meeting invitation and ballots for trustee candidates and the proposed by-law amendment which requires acceptance by 2/3 of homeowners. The changes must then be filed with the state of Ohio.

Treasurer Report: The cash flow report and check register were approved. Seventy-nine assessment payments have been received to date. Sandi and Susan will work on an annual financial report. Isonet bills us \$26 annually for our domain name. Web hosting costs \$136 annually.

Grounds: Jim Thomas has sent a letter requesting Association maintenance and landscaping of the stone pillar in his yard on Sherbrooke or removal of the pillar. All voted to retain the pillar and easement. Garrett will investigate to determine responsibility. If we are responsible we will have Brinkman redo this area and the matching one across the street in 2009. Greg Chaney did a good job of repairing the gazebo stone wall for \$1,350. The wall is built on concrete to support the weight of the soil and the facade is dry stacked stone filled with sand then capped and filled with mortar. This method poses a problem requiring additional repairs as the years go by. We will repair as needed rather than tear down and replace. We will place a line item in the reserves for \$1,000 for 2009 and \$2,000 for every two years (even years) going forward. All lights are working now following inspection by an electrician and replacements by Wally. Since incandescent bulbs last only a year we may start replacing with fluorescent bulbs. Susan will check prices on replacement split rails for budget planning. Roberta McGregor, whose property abuts Monet's Park, has complained about leaves from the park trees littering her yard. Brinkman cleans these up twice each fall and we continue to think this is a reasonable effort and it will not be increased. Wally will take bids from Brinkman and others to determine the advisability of split seeding some of the present lawn near the gazebo with wildflower seeds. This would be a "green" response to this underused area. Discussion at the annual meeting is planned on this topic. Wally was authorized to change the locked electrical box at the gazebo from a key lock to a combination lock. Wally and Garrett will evaluate power usage.

Design Guide: The revisions need to be ratified in February.

The next meeting will be January 20, 2009. The annual homeowner meeting will be February 4, 2009.

Respectfully submitted,
Kay Bostrom

January 2, 2009 the board gave approval to Pamela Lockwood for the remodeling of the front of her home at 3732 Sherbrooke. Vote was taken by email.