

# PARK HILLS HOMEOWNERS' ASSOCIATION BOARD MEETING MINUTES

## 17 JUNE 2008

Present: Sandi Cloppert, Wally Howard, Garrett Levy.

Absent: Susan deRoos and Kay Bostrom

Prior to the meeting, Patti and Ron Grycho made a presentation for work they want to do in their backyard on Vineyard Ridge. They intend to tear out the deck, remove swimming pool, and replace with retaining walls, stone pavers, fireplace, and putting green. No trees will be removed.

We asked them to speak to their neighbors, the Brewers, and have the Brewers contact Garrett with their okay. Their other neighbor, Kevin Gorsuch is okay with the project.

We understand the Gorsuch's are also doing a backyard redo, as they spoke to Wally Howard. See below.

As of Thursday, June 19, Garrett had not heard from the Grycho's.

7:45 Meeting Called to Order

Secretary's minutes approved with one deletion in the "Grounds Report".

Treasurer's Report: Accepted as presented. The last owner has paid their 2008 dues with appropriate late payment charge. They live out of town.

Kay and Sandi took inventory of the Safe Deposit Box at the 5/3 Bank branch in Evendale. Contents: Rest Haven Lease (review July 2010);

Three \$10,000 Series EE Bonds (Feb 1993); 2 copies of subdivision engineer tax map (11-28-83); stormwater easement letters (6/14/93).

Sandi also gave current rates for CDs and options with 5/3 Securities to determine where we should invest our excess funds. Sandi was asked to send this information to the absent board members so a decision can be made as to where to invest the approximately \$40,000-\$50,000.

Grounds Report: Wally reported the lighting on Sherbrook island should be completed by June 22. Wally offered to do a walk through inspection after completion. Repair of wall by gazebo: quote from Brickman was \$1930. Wally will obtain another quote. Normandy Close requires 5 new euonymus plants and the quote was \$98. Sandi offered to transplant these from her yard to save the \$98. Vineyard Ridge planter box looks like it was hit by snow plows. A \$167 repair quote was obtained. Wally made a motion we implement this \$167 repair on Vineyard Ridge. Motion passed to authorize this expenditure. Wally also reported that Kevin and Julie Gorsuch want to re-landscape their backyard. Wally will contact the Richardsons by email to see if they have any objections to the addition of the three-season room and decking the Gorsuch residence wants to add to the existing home. The Grycho have no objections.

Garrett has been in contact with Rhett McGregor regarding trail maintenance. Gravel has been purchased but Rhett has been too busy to spread it. Rhett suggested we use the large size gravel located on PH property near the old Schappacher Farm entrance to fill in a low spot on the trail that makes the trail impassable near the vault storage area on the cemetery property. This area gets muddy after every rain. Rhett suggested we contact Joe Poff who could move this large size gravel and move the smaller size gravel we have purchased.

The trail work will be in two phases. First will be to build up the area by moving the large gravel and dirt from the cemetery to build that part of the trail up to the same level as the area adjoining the trail. Garreett contacted David Shanteau who gave us his written permission for us to use cemetery dirt to build up the trail.

The second phase will be to spread the gravel the HA already purchased last fall. This was originally to be spread by Rhett and his tractor, but Rhett has begged off, citing lack of time. This is the area Joe Poff will step in and spread.

Rhett estimates the cost to have this both phases finished will be at or less than \$1,000, which is within the trail maintenance budget. Wally made a motion we authorize Joe Poff to get this trail work done for no more than \$1,000. Susan voted "yes" via phone. Motion passed. Wally then motioned we withhold \$100 from Joe Poff's invoice to get the seeding completed at the old tennis court location which he promised to do in 2006, but never finished. Motion passed.

Residents have resolved the property complaints that were previously brought to the board.

Roberta McGregor has asked that Brickman pick up leaves more quickly in the fall so the Bradford pear leaves don't blow onto her property. Wally so noted.

Monet Park Sign: Garrett reported that he has a quote for a 2'x3' wooden sign with 3 lines of text for \$390 + post \$125 + installation \$97 (\$612 total). A 2.5'x4' sign would be \$650 + post + installation. There was a request to look into pricing for a rock, similar to the Dyer memorial rock. Garrett said he would look into pricing.

Kay Bostrom by email also asked us to wait until the planning commission had finished implementing new sign rules. Sign discussion was tabled until further investigation into other options.

Quinlan request: no update      Schneider request: no update

Adjourned at 8:55pm.

Respectfully Submitted,

Sandi Cloppert, Reporting for Kay Bostrom