

Park Hills Homeowner's Association Board Meeting Minutes
May 13, 2008

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

The meeting was called to order.

Evendale Police officer Bill Lantry brought news of "crimes of opportunity" which have been occurring in Park Hills. Open or unlocked doors, of houses and cars have resulted in thefts. We were encouraged to lock up and to report suspicious behavior especially where vandalism has occurred in common areas and on the trail. Police patrols have been increased for the near future.

A resident posed questions regarding the design guide limitations on color changes. The board considers the design guide update a priority. All residents will be reminded via email to consult guide and board before making changes. Sellers also need to educate property buyers.

Bill Quinlan of 3616 Sherbrooke Dr. submitted a request prior to the meeting for permission to cut down some trees on the edge of the common property that block his view of the valley. He will pay for this work and the underbrush will remain. The board gave conditional approval, valid when written positive response from his neighbors is received.

Treasurer report: Following a cash flow comparison, the check register was scrutinized. Sandi stated one more invoice for electrical work will be due soon. One out-of-state homeowner has yet to pay fees, and Sandi will pursue these with another letter. Our by-laws state interest must be collected on late fees. The interest income should be in a separate account. We need to know the exact total we should receive when all fees are paid, so Sandi will evaluate process. Which board member sends annual fee letters? Interest rates paid have dropped recently; therefore this year's interest totals differ from last year's. An inventory of the safe deposit box will be done by Sandi and a second member. Sandi will prepare an investment strategy for approximately \$50,000.

Secretary's report: Kay will ascertain whether a permit is required by the village in order to erect a sign at Monet's Park. The minutes were accepted as corrected.

Grounds report: Wally has met with the Groundmaster's representative. The next plantings will be impatiens in the entry beds, and vinca in other beds where water must be brought in. The bed on Normandy Close requires five new euonymus shrubs, and the Vineyard Ridge bed requires work on the wooden ties. The sprinklers at the main entrance have been evaluated; one required repair. It is the backflow pipes used in this system which allow dribbling following use. The shrubs at the gazebo need deep pruning. The gazebo rock wall would benefit from new mortar and possibly a cap. Groundmasters will prepare a quote for this. At the development entrance some yews have died and the ornamental grasses have dwarfed the fire hydrant. Grasses will be cut promptly; yews replaced in the fall. All landscaping will be kept low to maximize visibility.

Property complaints: Residents have been vocal with complaints regarding the condition of some properties, citing unmown grass and dirt mounds. Gentle reminder letters will be sent by Kay.

Susan will draft an update for the website.

Design guide: Do the 2007 volunteers wish to continue work on the design guide? Do we have any additional volunteers? Future design decisions should be conditional if the village requires a permit for the project under study. Don Mercer of the Evendale building department will be sent meeting minutes whenever a resident's project requires a permit.

The meeting was adjourned.

Respectfully submitted,

Kay Bostrom