

Park Hills Homeowner Association Board Minutes February 11, 2009

Attendance: Mike Behbehani, Sandi Cloppert, Garrett Levy, Wally Howard,
Tad Carmody absent

The meeting was called to order.

Secretary Report: Minutes of the last meeting and the annual meeting were accepted. Garrett said he would work with the Secretary to get the announcement letter out to the homeowners by March 10. The homeowners announcement will include officers, current plans for projects, and a change in the accounting, see below. We will email the correspondence, except we will send mail out only to those who don't have email addresses on file.

Offices: Wally Howard was nominated and voted as President. Garrett Levy as Vice President. Mike Behbehani will assume the Grounds position, and Sandi will continue as Treasurer. In absentia, Tad Carmody was named Secretary. Nominations and Votes were unanimous.

Grounds Report: Mike Behbehani will meet with Wally Howard and go over the grounds documents. Wally said that the Brinkman contract may be up this year. The board voted to get at least 3 bids before awarding a new contract. Sandi suggested mulch around the trees in the two islands. Since there is no watering system in place, there was also a suggestion that some trees need to be replaced that were lost to the high winds last September. Garrett offered to use his wholesale Shemin's discount to purchase some trees that the winner of the grounds contract can plant. Mike pointed out that one of the sprinklers was leaking, and will look into it. Wally is working on a project to replace light bulbs in the front entrance.

Treasurer Report: Sandi went over the checkbook, budget and other pending matters. We agreed to resubmit the motion to change the bylaws by a "Review" due to lack of participation. We will then put a ballot out to the homeowners to do a "Compilation" instead and to change the bylaws accordingly. We agreed to define the terms in the upcoming letter to homeowners, and the measure passed unanimously to send the ballot to the homeowners and to cancel the vote to "review". Two homeowners haven't paid their dues yet. Wally will contact the one homeowner, who lives across the street from him, and may have some medical difficulties. The other home is in foreclosure, and doesn't appear likely to be paid, so we will go through the procedure of sending out a certified letter (Sandi), and then the board agreed to file a lien if it is not paid, but only on the 2nd homeowner.

Miscellaneous: The complaint against the homeowner on the corner of Giverny and Sherbrooke with the offending satellite dish and cable is still outstanding. Wally Howard said he would prepare a letter to send to the homeowner, and then reply to the homeowner that complained. The revision to the Design Guide was approved and will be in effect as of March 1, and the letter to the homeowner with the non-conforming satellite dish will go out on March 2.

We discussed forming a committee to study, consult and recommend options for the entranceway signs on Sherbrooke. Rhett McGregor has already agreed to serve. The Board authorized the committee. Garrett Levy will chair the committee. Sandi suggested some other possible participants, and she will contact them.

Submitted by
Garrett Levy
Vice President