

## Park Hills Homeowner Association Board Minutes August 19, 2008

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

The meeting was called to order.

Remodel Review: Bill Edmund and his contractor Nick German presented the plans for a new deck at 10131 Giverny. Since the color and trim remain the same, as does the footprint, and materials are acceptable, with Trex replacing old decking, the approval was given with consideration of neighbor response. Neighbor Tom Blandford attended the meeting to voice his approval. An email from Dave and Judy Arenz signified their approval. The Edmunds will now pursue an Evendale permit.

The minutes were approved as read.

Secretary Report: A newsletter went out via email August 12th. Kay is still soliciting email addresses.

Treasurer Report: The check register was approved. Sandi reported we are charged \$5 per check whenever more than 6 checks are written in a month. This seldom happens, yet she will institute Bill Pay in an effort to reduce this charge. Her research on audits versus reviews revealed the financial need to continue reviews. We paid \$1,025 for a review and tax preparation last year. The minimum cost for an audit would be \$3,000. The by laws mandate an audit, so we must seek a change allowing review only. A full majority vote is required. This vote could be taken at the year-end along with billing for dues or prior to the annual meeting. The board will apply for a tax extension to accommodate this change. Sandi will seek bids for review/tax preparation.

Grounds: Phil Schneider reports the pear trees along Giverny need pruning to prevent splitting. Wally will check on this. No consent for the tree removal at the Quinlan home has been received from neighbors and work is postponed. Wally is seeking recommendations of stonemasons to repair gazebo wall. Garrett oversaw the installation of a new sign at Monet's Park.

Trail Report: Garrett and Aaron Levy and Rhett McGregor spread gravel over the trail recently. All stockpiled gravel was used. Garrett stated that another \$300 worth of gravel should be delivered while the ground is dry.

Website Report: Additions and corrections have been made.

Design Guide Report: The Design Guide revision committee will meet with the board to review changes on September 10<sup>th</sup>.

The meeting was adjourned.

Respectfully submitted,

Kay Bostrom