

Park Hollow HOA 2023 Annual Meeting Minutes

07 May 2023

Date and Time of Meeting

29 April 2023 from 11 am to 1 pm

Attendees

The attendees of the meeting are documented on a separate "Park Hollow HOA 2023 Attendance List" document.

Notes

The meeting began at approximately 11 am.

I discussed the following accomplishments of the HOA Board over the past year.

1. The hedges along Summerbrook Drive were replaced.
2. The sprinkler system at the corner of Granite Court and Summerbrook Drive was repaired including the installation of a new water meter.
3. The trees at the front entrance and along Pipeline Road were trimmed.
4. The trash at the front entrance and along Pipeline Road was collected.
5. The HOA's contract with Clark Simson Miller (CSM) expired, and the HOA is now self-managed.
6. The HOA recovered approximately \$3,500.00 from CSM because CSM was overcharging the HOA and not providing tax services in accordance with the contract between the HOA and CSM.
7. The HOA has a new website at www.parkhollowhoa.com.
8. The owner of the open lot on the west end of East Whitener Road has stopped dumping dirt, debris, and trash on his lot.
9. The walkway joints in the common area were filled and re-filled under warranty.
10. The walkway in the common area was leveled and pressure washed.
11. The creek on the west side of the Summerbrook Drive bridge was cleared,
12. The sidewalks throughout the neighborhood were leveled.
13. The number of homeowner violations was reduced from about 30 to about 6 between September 2022 and March 2023. Of the remaining violators, three are renters and one an absentee owner.
14. We are publishing a quarterly newsletter.
15. We are giving out gift cards for yard-of-the-month, Halloween decorations, and Christmas decoration.

I discussed the following future goals, although we the HOA Board has not formally committed to accomplishing these yet.

1. Re-paint the common area benches.
2. Re-paint the common area fence.
3. Re-paint the lamp posts.
4. Add more dirt and sod to the common area in order to level out depressed areas.

The community voted on the following amendments. Both amendments failed to get 42 votes in favor, so they were not approved.

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1. Allow homeowners to display signs on their vehicles under one ton (28 approved, 7 disapproved).
2. Allow homeowners who are renting their homes on 29 April 2023 to be exempt from having to comply with the HOA's no renting policy (28 approved, 7 disapproved).

Some votes are not included in the totals above because they were not cast on an official voting ballot. If we included the votes not cast on an official voting ballot, both amendments would have been disapproved as shown below.

1. Allow homeowners to display signs on their vehicles under one ton (37 approved, 8 disapproved).
2. Allow homeowners who are renting their homes on 29 April 2023 to be exempt from having to comply with the HOA's no renting policy (39 approved, 7 disapproved).

The vote record has been officially recorded on a separate document. We also kept the signed official voting ballots.

The following people were elected to the HOA Board to serve until the next annual meeting.

1. William Buczek
2. Phil Doll
3. Elizabeth Jaring
4. Nancy Peterson
5. Myself

Trudi Buchanan opted to not serve again on the HOA Board, but she said she will continue to help with electronic documentation, if needed.

The meeting adjourned at approximately 1 pm.



Jason A. Steinbeck
President
Park Hollow HOA
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