

Park East Square Homeowners Association

MONTHLY BOARD MEETING MINUTES

June 11, 2024 via Zoom

Call to Order. The monthly Board meeting was called to order at 7:01 p.m. Quorum of the Board was present: Lois Bennett, Kevin Bush, Karen Fassler, Mark Liebendorfer, and Therese Spears. Also, present was Allan Orendorff, Trio Community Association Manager.

Homeowners present: David Longenecker.

Approval of Previous Board Meeting Minutes. On a motion made by Karen and seconded by Mark, the Board unanimously approved the May minutes.

Ratification of Out-of-Meeting Decisions. On a motion made by Karen and seconded by Lois, the Board unanimously ratified the decisions to approve five applications: one Electric Vehicle Charging System, one fence, one front door, and two front storm doors.

Member Issues & Questions. No issues or questions were raised.

Facilities Manager's Maintenance Report. Lois gave the report.

- PRV replacements scheduled at 4155 and 4222 on 6/12, and 4207 and 4279 on 6/13.
- Sewer repairs in two cul-de-sacs (4135-4165 & 4207-4237) to begin in June – notification to go out as soon as we know specific dates. These are the ones that will be repaved this summer. After getting a fairly high quote from our usual sewer company, the paving company recommended a different company, which we will use. We are just waiting for the dates.
- Building repairs started at 1110 and 1166.
- Leak detection for pool area – pool losing water too fast. Is it linked to sinking bath house floors? Retaining expert leak detection company.
- Native Edge fine-tuning irrigation.
- Keeping up with all groundskeeping work is still an issue. Should we hire additional help? Karen asked if we have the budget. Lois will talk with Brent and Jesse about the idea of part-time help and will check the budget.
- Tags being issued for rule violations noted during architectural survey.

Association Manager's Report. Al provided an update on the following.

- Financial Report: Review current financial data, any general dues payment issues. The budget is a little under the projected YTD operating but that will change with the start of the major projects over the summer. We will need to start transferring funds from the reserve to the checking account for these bills. Water and maintenance are over budget so Lois, Al, and Brent will look for the cause of overages.
- Location or status of financial reviews for 2021, 2022, and 2023. The 2021 review has been located. We decided to skip 2023 due to issues with the records and resume with 2024. Al will ask his CPA for an estimate to do 2022 so we can decide if it is worth the expense.

Old and New Business

- Issue with Wellman Creek residents walking through our grounds and the dog waste. Kevin reported that parking in our parking lot is also an issue. One step is to contact their board so Lois will ask a friend for the president's contact information. Another step is to see if adding another No Trespassing sign might help. Mark will get the Plat to determine the property line.
- Architectural Survey is complete and producing letters is starting.
- Status of replacing the 4202A unit storage door damaged in the fire at 4232. It is on the list for a future time.
- In response to an owner's question, 1129 – 1189 parking lot will be restriped by staff this summer.

Executive Session. Adjourned into executive session at 7:35 p.m. to discuss specific enforcement actions and the status of a legal case. Returned from executive session at 8:09 p.m.

Adjournment. On a motion made by Karen, seconded by Kevin, and unanimously carried, the meeting adjourned at 8:09 p.m.