

Park View Townhomes HOA

Board Meeting Minutes
February 4, 2025 – 6:00 PM
Via Zoom

In Attendance:

Dennis Bradford
Allison McKell
Tina Lindsay
Monica Nielsen
Rich Wells (TPM)

1. Meeting called to order at 6:01 pm by Rich Wells.
2. Previous Meeting minutes were approved.
3. Financial:
 - a. Income and expense report for January was reviewed.
 - i. \$4,742.26 was moved into the reserve account.
 - b. Central Bank Checking Account/CD was reviewed.
 - i. CDs will need to be reviewed and renewed in June/July 2025.
 - c. Building/HOA Insurance payments were discussed.
 - d. No delinquent dues.
 - e. No snow removal was needed in January.
4. Business
 - a. Pergola Color was reviewed and approved.
 - i. Actual color and formula information will be given to the Board once Joe H. has it.
 - b. Landscaping - Rock bid from Sotelo Lawn Care was reviewed. It was approved by board members to replace remaining bark with rock.
 - i. Rich is to request a bid on replacing dead and missing trees.
 - c. Reserve Study was reviewed
 - i. Rich will figure how much of current HOA dues are being distributed and where.
 - ii. Rich will find out how much total the HOA has in all reserve accounts.
 - iii. Board members will review these numbers along with the Reserve Study during the next meeting to determine current and future reserve fund trends.
5. Other
 - a. Animal Waste is becoming a problem.
 - i. Flyers will be put on every Parkview townhome door by Allison, reminding everyone of animal waste information and regulations.

- ii. Email will be sent to all HOA owners by Rich, reminding them of animal waste information and regulations.
 - b. There are still non-residents loitering and leaving trash at the playground and pavilion.
 - i. A new trash can will be requested for the pavilion by Dennis.
 - ii. Monica will look into some sort of enclosure to keep the trashcan from being removed/blown away.
 - c. Board Members to verify Satellite Dish and Floating Deck have been removed as requested.
6. Next Meeting will be the Annual March 4, 2025 at 6:00PM
7. Meeting adjourned at 6:44 pm