

Park View Townhomes HOA

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

In Attendance:

Dennis Bradford
Allison McKell
Tina Lindsay
Monica Nielsen
Corey Poole (TPM)

1. Meeting called to order at 6:05 pm by Corey Poole.
2. No guests in attendance.
3. Previous Meeting minutes were approved.
4. Financial:
 - a. Income and expense report for February was reviewed.
 - i. During an audit it was realized that an ACH fee was missed. This has been corrected.
 - ii. \$670.75 was added into the reserve account.
5. Business
 - a. Landscaping - There is still rock needed to be added.
 - i. Dennis and Monica will do a preliminary walk to note all areas that are still needing rock and also tree replacement/addition.
 - b. Reserve Study
 - i. In 2024 the reserve/capital repair contribution was \$28.14 per owner per month. The Reserve Study recommends between \$36-49.
 - ii. The Board approved a \$5 increase for HOA Dues. This is proposed to take into effect May 2025.
 - c. The temporary dog fence, antenna, and floated deck were confirmed to be removed.
 - d. A new city garbage can will be provided for the pavilion. It will cost \$13.95 per month and be added to the HOA water bill.
 - i. Allison will mark the trash can to show property of pavilion.
6. Other
 - a. Animal Waste is still a problem.
 - i. Flyers were put on every Parkview townhome door by Allison, reminding everyone of animal waste information and regulations.

- ii. An email was sent to all HOA owners by Rich/Corey, reminding them of animal waste information and regulations.
- b. There is a broken Towing sign/stake around 6th S. that is extremely dangerous.
 - i. It was asked for Rich to contact the towing company to replace/remove it.
- 7. Next Meeting will be Tuesday, April 1, 2025 at 6:00PM
- 8. Meeting adjourned at 6:35 pm