

PARKER'S LANDING HOMEOWNER'S ASSOCIATION

Board of Directors Meeting

May 9, 2017

Minutes

CALLED TO ORDER:

The meeting was called to order at 6:30 p.m.

DIRECTORS ATTENDING:

Leah Wilkening
Wes Kauder
Evelyn MacLeod
Kelly Noonan
Linda Booher

ALSO ATTENDING:

Kevin Etheridge – Association Manager

APPROVAL OF MINUTES:

A motion was made and seconded to approve the March 14, 2017 Board of Directors Meeting Minutes.

PROPERTY MANAGER'S REPORT:

Kevin Etheridge referred to the association's Aged-Receivables Report to cover the association's outstanding homeowner's fees. Kevin pointed three particular accounts that were in arrears more than 60 days, which he recommended be sent to the association's attorney. After discussion, it was agreed that these accounts would be given more time to pay, and the subject would be revisited.

Kevin Etheridge discussed 9761 Leeward Way (the association's rental property), both the condition of the lawn and an explanation of Income and Expenses for the unit were discussed. Kevin will e-mail the Parker's Landing Board of Directors with the statements for the year for this property.

TREASURER'S REPORT:

Wes Kauder reviewed the current financials as of 31 Mar 17. Overall, the statement shows an improvement in the Association financial condition. We had a few minor unexpected expenses in February and March. The county required that the complex install a backflow valve for cost of \$500, the Lake Doctor repaired 4 diffusers for cost of \$451, Emerald Cost Lawn completed considerable trimming around the complex for \$300 disposal fee, and Emerald Cost Lawn addressed the sidewalk problem for cost of \$600. We did get the gate repaired through Johnson Communications and was able to cover most of the cost from insurance which allowed the HOA to buy a brand new call box for an additional \$1,250. It's uncertain if those charges made it into the March financial report.

The financial report shows the Year to Date Revenues for the end of February as \$54,014 which is \$1,544 ahead of budget. Expenses as of end March for the quarter was \$1,142 under budget but \$2,178 over budget for the Year To Date. We are significantly over budget to for Maintenance of the Common Area and Irrigation but are offset by funds recovered from legal fees. Management began collecting rent from the 9761 Leeward property in February. Uncertain as to how much the HOA has recovered towards paying EPM for initial repairs. I know rent was collected Feb-Mar for \$3,600. I believe after management fees and repairs, the HOA has netted about \$650; only \$50 last two months.

The Petty Cash balance is at \$200 this month with no expenditure since last report. A bill for \$22.28 was submitted by Leah for cleaning supplies at the meeting.

The number of Aged Receivables past due for the 4th quarter at the end of March was 16, which is down 5 from February and is great. This results in a total of \$3,326 in outstanding dues and an overall

total \$9,063, down a couple thousand from February. There were 8 Owners over 90-days in arrears as of 31 March, which is down 3 from February. There remains 5 Owners with legal action pending against them. Management will continue to process delinquent dues through the legal process.

At the end of March; there was \$5,452 in the Operating Account, \$200 in the Petty Cash Account, and \$34,265 in the Reserve Account and CD for total of \$39,916 in Total Current Assets. The Reserves remain short from planned due to being used for some of last year's maintenance expenses.

From the Improvement/Repair Project List, the HOA is planning to update the shrubs at the entrance and if practical at the pool.

UNFINISHED BUSINESS:

Pool Gate –

The Board of Directors is not satisfied with the pool gate in that the pool gate is not closing properly. The spring on the gate has been tightened a number of times, but the springs work themselves loose over time, causing less tension to close the gate. It was agreed that someone new should take a look at the pool gate and make the appropriate repairs.

Security Cameras –

The Board of Directors discussed installing security cameras which would cover several different angles at the entrance. After discussion, it was agreed that Kelly Noonan would research, installation, etc. and report back to the Board of Directors.

Parking Issues –

Residents parking on the street and parking in the public parking at the pool area has continued to be a problem, despite notices sent to residents. These issues will continue to be addressed.

Weekly Rentals –

It was noted that one of the properties within Parker's Landing is being rented on a weekly basis. The association discussed this with Kevin Etheridge and the situation will continue to be monitored. When and if a nuisance occurs concerning this activity, it will be addressed, accordingly.

ACTION ITEMS:

Attached.

NEW BUSINESS:

Architectural Review Committee –

Yard of the Month Signs – The Board of Directors agreed to replace the Yard of the Month Signs.

Enforcement on Non-Residents Visiting the Association to Fish

The Board noticed an increase in people coming into the complex to fish at the lake over the last several months. The Board discussed the possibility of posting No Trespassing signs but decided against it. Instead, they decided to have EPM send an email to all residents asking for them to be vigilant about trespassers.

Upcoming Budget –

Wes Kauder indicated that the association's fiscal year ends June 30. Wes stated his thoughts on the projections for the upcoming 2017-2018 Budget. The Board agreed to review and approve next year's budget via email rather than have a dedicated Budget Meeting in June.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:50 p.m. The next meeting is scheduled for Tuesday, 11 July 17.