

Park Ridge POA Board Meeting

Thursday, November 14, 2024, at 6:30 PM

The meeting was called to order at 6:28 PM by Susan Moore, President

Members present: Susan Moore, Jennifer Feeny, James Gentry, David Grant, Steve Jones, Stephanie Smith

Minutes were read by Stephanie Smith, Secretary. Minutes were approved as read.

The Treasurer's Report was given by Susan Moore, Interim Treasurer:

Current Bank Balance: \$10,931.68

At maturity, \$25,000.00 was added to the CD and the CD was renewed for 6 months at an interest rate of 4.43%. The total CD balance is \$56, 851.31.

Total: \$67,782.99 (checking and CD)

2024 Expense to date: 11,689.48

Old Business

Motor Vehicle Accident March 13, 2024: Steve Jones reported that the driver of the vehicle that caused the damage at the neighborhood entrance was an excluded driver from the insurance policy. Steve has been in contact with State Farm and requested a letter of exclusion which has not been received. Documentation has been requested from Van Buren Police Department. Steve will continue to pursue reimbursement from the insurance company. The POA will send a letter to the individual that caused the damage and request reimbursement. The total expense incurred due to damages is \$571.01.

Territorial Jurisdiction: James Gentry and Susan Moore attended the May meeting of the Van Buren City Council to discuss annexation by territorial jurisdiction to address uncontrolled animals adjacent to the neighborhood. The Van Buren City Council voted to have the Planning Commission research the idea of annexation within a mile of the current city limits in all directions. The Planning Commission explained all the required work for annexation. After discussion, it was determined that the POA would not pursue annexation.

Fencing Concern: The request for fencing restrictions related to the sale of a property has been resolved and the sale has been finalized.

Member Dues: Susan Moore reported that she had sent three certified intent to lien letters for outstanding POA dues. Two of the three outstanding dues were collected in a timely

manner. One lien was filed and within two weeks that one was paid so the lean was released. There is one lien outstanding that was filed two years ago.

New Business

Interim Board Members: Katie Donovan has agreed to serve as an interim board member. Steve Slipich will be contacted to determine if he is willing to serve on the board. Ledro Justice and Mardi Lusby have both stepped down as board members

Lease to Own Property: Susan Moore contacted the owner of a property that was previously under a lease to own agreement and was notified that the current occupants are the property owners. To the board's knowledge, there are no lease to own properties in the neighborhood. Rentals are prohibited by the POA covenants.

Incomplete Pool Fence: The architecture control committee approved plans for pool construction and construction of a fence surrounding the pool. David Grant will contact the property owner to determine the status of the project.

Christmas Decorating Contest: The POA board voted unanimously to sponsor a Christmas decorating contest this year. Judging will take place in mid-December. First place \$200, second place \$150, third place \$100. The following POA board members will serve as judges: Jennifer Feeny, James Gentry, and Katie Donovan. Board members are not eligible to participate. The date of judging will be announced on the POA Facebook page.

Change of Annual Dues: Following discussion, a motion was made and seconded that the 2025 Annual POA Dues will be decreased to \$125.

Annual POA Members Meeting for 2025: The date for the Annual Members Meeting will be determined at a later date based on covenant guidelines.

Insurance Policy: It was suggested that the POA gather information regarding the need for an insurance policy to protect board members of the POA from potential litigation. Steve Jones will request quotes for liability policies and the declaration page.

A motion was made and seconded to adjourn the meeting at 7:37 PM

11/15/2025 Addendum: David Grant talked to the property owner regarding the incomplete fence. The project is due to be completed before Christmas.