

Minutes

Park River Oak Estates HOA Annual Membership Meeting

13 November 2016

The meeting was called to order at 5:02 p.m.

Board members present were Marguerite Elia, President, Ron Colton, Vice President and Jack Schroeder, Member at Large. Twelve HOA members also attended.

1. Introductions

The twelve HOA members in attendance introduced themselves.

2. Board of Election Procedures

HOA President Marguerite Elia explained the procedure for electing Board Members. While the Inspectors of the Election were tabulating the ballots, she provided those in attendance with information on the differences between a condominium association and a planned unit development (PUD) association. **The PUD status requires homeowners to carry more comprehensive insurance than they would if PROE were a condominium.** The business judgment rule requires that industry experts provide the maintenance and repairs required at PROE. The Davis Stirling Act is the main source of law governing the PUD.

3. Election Tabulations by Inspectors of the Election

The Inspectors of the Election reviewed the ballots for the election to the PROE Board of Directors. Thirty-nine ballots were received. Of those, one was invalid due to the lack of a signature. Ron Colton received 25 votes and Marguerite Elia received 36 votes. Both were elected to positions on the Board of Directors.

Marguerite mentioned that there may be a vacancy on the Board. An appointment can be made mid-term with Board approval.

4. Year in Review

There were no major reserves projects undertaken in 2016. Ongoing repairs included tree trimming, vehicle gates, perimeter fence, pool filter, gutters.

5. 2017 Budget

The HOA monthly fees will remain at \$250 in 2017.

The Board has plans to apply a sealant to the roads within the Association, probably in the summer of 2017. Money for this project will come from the reserve fund. There will be some inconvenience to residents because they will not be able to drive on the road until the sealant has dried. One half of the roads will be sealed at a time. Residents will have to park in guest parking spaces while their part of the property is being sealed. Driving on the freshly sealed road will damage the sealant and anybody who does this will be required to pay for damages.

Pool Trellis Repairs: Substantial repairs, almost a full re-build on the pool trellis will occur in spring 2017.

Annual disclosures will be distributed in December to residents. This includes information on insurance coverage. It is recommended that all homeowners purchase flood insurance for their property.

6. Questions, Answers, Open Comments, Discussions

Q: Are passes required to use the swimming pool?

A: Yes. Pool passes are required of all who use the pool area. A pass can be obtained from Marguerite.

Q: There are problems with the call box and the gate openers. Can these be fixed?

A: The “#” needs to be held down for a second before pressing the digits of the gate code. Some phone services can be used to open the gate after the homeowner has been called from the box. Other services, for example VOIP, will not work with the gate. For those phones that do work, just press “9” to open the gate. Questions regarding the programming of “clickers” to open the gate can be directed to Marguerite.

Q: Are roofs maintained by the HOA?

A: Yes. The HOA is responsible for maintaining the roofs in PROE. Homeowners insurance should carry insurance to cover interior damage in the event of a leak.

Adjournment

The meeting was adjourned at 5:51 p.m.

Respectfully submitted by John Schroeder.