THE PARK ON THOMAS HOA MEETING 1/25/2022

MINUTES

The meeting was called to order at 5:00 by Gay Richardson at the meeting room of Howell’s Furniture. He pointed out that there were 26 homeowners present and 26 proxies had been received. There was a quorum.

Gay asked if any new homeowners would please stand up and tell a little about themselves. Jim & Marian Thompson, Mary Stout & MC Carrington, Harvey & Brenda Warren, Vivian & Jerry Todd, Ellen Colgan, Maureen Winchell, and Tom & Crystal Conley introduced themselves.

Gay talked about 2021 and overspending on budget by $11,000.00 due to unforetold expenses with trees, bamboo, and pool. He mentioned that the Delaware exit off 69 will remain; speeding on Thomas Road is still a problem; the issue with drones and new restrictions that the board has established are on the website. The policy on trees is also on the website. We had 9 requests for exterior work to be approved and 8 were allowed. The fence on Delaware damaged by police cars will be taken care of by the City of Beaumont.

Leon then talked about how nice the Park is, and that it is the responsibility of each homeowner to take care of their homes, landscaping, and alley landscaping if it is other than grass.

Debby is now only in charge of pool and front entrance. She noted again the resurfacing of the pool which was a major expense last year. The leak at the front entrance should be fixed by the city this next week.

Jim discussed the budget (copies of the budget were unavailable but will be sent to each homeowner) and mentioned again the 11,000.00 over budget due to bamboo, trees, and pool.

Warren Wargo, our new Grounds Governor, will oversee all ground maintenance. He asked that sprinklers be turned off in the winter and especially none running on Thursdays when lawns are mowed.

Beaumont Greenery comes to mow, edge, and blow. Beds and alleyways with anything but grass are your responsibility. If you have issues with how Lynn is doing, please call Lynn or Jenny yourself. If

you still are not satisfied; you can call Warren.

Melissa Edwards talked about the Architectural Committee. Any exterior changes such as new fences or house painting colors need to be approved. Check HOA Rules on website for what needs to be approved. Melissa reminded us that fences have to be 7’ and finished on the street/alley side.

Gay submitted to the members the slate of officers for 2022:

President – Gay Richardson

Vice-President – Leon Hicks

Secretary – Gina Winegar

Treasurer – Jim Mary

Grounds Governor – Warren Wargo

Tennis Recreation Governor – Jan Pearce

Pool and front entrance – Debby Mary

Architectural Review – Melissa Edwards.

Since there was no quorum, there was no vote on approving the board.

Brenda Warren brought up the speeding on Thomas Road and could we close off the road to non-homeowner traffic from Delaware Place. Gay pointed out that we had investigated that in the past, and Delaware Place needs 2 exits for fire and EMS. Albert Nolan suggested a security camera at our entrance. We shall look into that. All felt that would be a good idea.

There were 4 $25.00 gift certificates to J Wilson’s—names were drawn, and winners announced.

Gay reminded us of the website [www.parkonthomas.com](http://www.parkonthomas.com). It is very nice with HOA Declarations, by-laws, board of officers, proxy and information forms, minutes, and other useful information.

Meeting adjourned at 6:00.