THE PARK ON THOMAS HOA MEETING 1/31/2023

MINUTES

The meeting was called to order at 4:30 by Gay Richardson at the meeting room of Howell’s Furniture. He pointed out that there were 18 homeowners present and 11 proxies had been received. There was no quorum.

Gay informed us that there were 5 new homeowners and asked if they would please stand up and tell a little about themselves.

Leon gave a brief review of 2022. He cited the ground’s issues with dead trees and over watering that then causes concrete damage in alleys. The pool chemical expenses were high last year, but a solution of a chlorine circulator in the pool has helped bring costs down. 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. He told the homeowners that Jim Mary would be stepping down as treasurer after close to 18 years.

Jim discussed the proposed budget. A question was brought up about alley repairs. He explained that we designate $10,000.00 to alley repairs a year, but that we spent $12,000.00 last year due to some repairs made to bad areas.

Debby is only in charge of pool and front entrance. She noted again the pool chemical expenses. She apologized for the front entrance appearance due to the hard freeze. She will replant after the winter. She emphasized the importance of all being responsible for the pool bathrooms especially when children are using them. During the summer they are cleaned twice a month. It would be costly to clean daily or even weekly.

Warren Wargo, our Grounds Governor, talked about our common areas. 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. All common area lights are now working.

Jan let us know that pickle ball lines will be painted hopefully next week on the far court using the tennis net that is there for pickle ball. The courts also were pressure washed, which is needed once a year.

Melissa Edwards talked about the Architectural Committee. She emphasized the importance that all homes should look uniform and maintained from the street and alley. 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 2023:

President – Gay Richardson

Vice-President – Leon Hicks

Secretary – Gina Winegar

Treasurer – Maureen Winchell

Grounds Governor – Warren Wargo

Tennis Recreation Governor – Jan Pearce

Pool and front entrance – Debby Mary

Architectural Review – Melissa Edwards and Vivian Todd

Gay brought up the need to pay dues timely. The By-Laws and Declarations have provisions for those who are delinquent. We are right now $9,700.00 short from members who have not paid, these are funds needed to meet our expenses. . We shall send notices to those that are past due, and we are able to file liens on property of homeowners that are past due after a certain time.

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 5:30.