

Parkstone Homeowners Association

Board Meeting – February 21, 2024

The Parkstone Estates Homeowners Association Board of Trustees meeting was **called to order at 6:06 PM**. Charlene Pineda (President), Jim Anderson (Vice President), Larry Crandall (Secretary), and John Linsmeier (Treasurer) were present for the meeting. Draper City **Councilman Cal Roberts** was also in attendance.

Councilman Roberts was invited to provide an **update on the Draper Town Center Plan**, which has been in development for over a year. He began by discussing a state law passed a year ago aimed at allowing Ivory Homes to bypass the housing density development approval process in Draper. This law requires cities with a TRAX station to create a Station Area Plan, allowing for denser housing. The Wasatch Area Regional Council must approve each plan, or the city will lose state highway development funding.

Recognizing the need for increased housing density, **Roberts aims to revise the current plan for five-story apartment buildings with retail shops**. His goal is to find a harmonious balance between higher-density housing and aesthetically pleasing architecture. He emphasizes the importance of adhering to elevated aesthetic standards to ensure that the built environment meets functional requirements and contributes to the community's visual appeal.

During the upcoming Annual Meeting, **the Board has invited Councilman Roberts to provide an update to the Parkstone community**. Some of the issues he'll be asked to address are a possible through-traffic easement, architectural standards, and a height restriction on residential buildings. There are also privacy concerns about the trail north of Parkstone and general crime concerns stemming from the TRAX station. Councilman Roberts departed at 7:05 PM.

In anticipation of **new contract bids** for coverage starting this Fall, Charlene keeps tabs on snowfall and snow removal tasks completed at Parkstone by our lawn care contractors.

The **January 9, 2024, Board meeting minutes were approved** as read.

Treasurer John Linsmeier raised several concerns. These include charges from Community Control for gate remote operations and a significant increase of 20% in insurance liability premiums. He also reported that all 2023 Special Assessment fees had been paid, except for

one, which would be submitted by the month's end. All regular monthly assessments are up-to-date.

As of **January 31, 2024**, Parkstone's financial accounts were as follows:

Operating Account	Wells Fargo	Checking	\$14,352.32
Reserve Accounts	Mountain America	Checking	\$ 963.78
	Mountain America	24 mo CD	\$52,591.63
	Mountain America	6 mo CD	\$25,062.53
	Mountain America	Money Mkt	\$35,624.13

Preparations for the March 18, 2024 **Annual Meeting** are ongoing. This year's Nominating Committee consists of John Linsmeier (Chair), Andrea Newby, and Cecilia Linsmeier. The community will receive the official notification within the next week.

The Board reviewed a letter to a resident who had **removed a tree from Parkstone common area without permission**. Charlene will prepare a written response with legal input.

The Tree and Landscape Committee, including Pat Smith, Allen Humphries, Deloy and Linda Norton, and Charlene Pineda, have **suggested planting three trees** this spring. The committee is actively compiling a list of appropriate trees for the Parkstone area. Furthermore, they are exploring potential tree-planting grants offered by governmental organizations.

A **request to allow the residence at 12342 S. Estates Way to be rented**, as an exception to Article IX of the *Rules and Regulations*, was unanimously **denied** by the Board.

The **next Board meeting** is scheduled for **Tuesday, February 13, 2024, at 6:00 PM**. The **Annual Meeting** is scheduled for **March 18, 2024, at 6:00 PM at the Draper Public Library**. The **meeting adjourned at 8:10 PM**.