

Murphy Park Homeowners' Association

Meeting Agenda & Minutes

7:30 PM, December 3, 2019

Location: Powell Municipal Offices

Agenda

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| 1. Opening and Greetings | Paul Mohler |
| 2. Minutes from October 10, 2019 | Art Bischoff |
| 3. Finance Report/Dues Collection | Art Bischoff |
| 4. Old Business | |
| 5. New Business | |
| a. Revision to the Code of Regulations | Art Bischoff |
| b. New Member of the Board | Fran Gardner |
| c. Look at Landscape Contracts | Paul Mohler, Fran Gardner |
| d. Issues from members present | |
| 6. Committee Reports | |
| a. Design Review Committee | Kevin, Ryan, etc. |
| b. Social Committee | Jennifer Rodrick |
| c. Webmaster | Todd Rodrick, Fran Gardner |
| d. New Projects | |
| i. Fence and Landscape Maintenance | |
| ii. Trees Replacement (City??) | |
| iii. Street Entry Flower Beds | |
| 7. Next Meeting- TBD, February/March 2020 | Art Bischoff |
| 8. Meeting Adjournment | Paul Mohler |

Attendees

Eight (8) families in attendance

Fran Gardner, Murphy Park HOA Vice President

Minutes

1. Opening and Greetings Paul Mohler
The meeting was called to order at 7:32 PM by Paul Mohler. There were 8 families in attendance.
2. Minutes from October 10, 2019 Art Bischoff
The minutes were read by Art Bischoff. Fran Gardner will get a copy and add it to the Murphy Park website.
3. Finance Report/Dues Collection Art Bischoff
Art Bischoff reported that there is no bank statement yet for November. The [Finance Report](#) was presented. The HOA is at a slight shortfall in our guidelines of maintaining a year's worth of operating expenses in the bank account. It was recommended to keep the dues at \$275 for the year of 2020 to keep the account at a year's worth of operating expenses. We will create a new budget for 2020 and will present that at the next meeting. Art reported on Dues Collection that we have 5 homeowners who have not paid 2019 dues yet. After repeated contacts, Art will take action for this nonpayment. We currently have 10 households with no email address in our records.
4. Old Business
No old business was reported.
5. New Business
 - a. Revision to the Code of Regulations Art Bischoff
Art Bischoff read the amendment to the [Code of Regulations](#) that were first presented at the October 2019 meeting. The changes to the code would change the required meetings from 4 plus an election meeting to 3 meetings a year and that electronic and/or written notice will be used to notify members of upcoming meetings, agendas, minutes, etc. We will no longer strictly be mailing out the notices. Once voted on, Art will have it notarized and it will be taken to the Office of Records to add to our Code of Regulations. Those present had a discussion about the changes and added and/or about written and electronic

communication. We also had a discussion about meetings no more than 4 months apart. The Board will do the best possible job to keep meetings in the four month schedule.

- b. New Member of the Board Fran Gardner
Fran introduced herself to the members present.
- c. Look at Landscape Contracts Paul Mohler, Fran Gardner
Paul and Fran will put out a call for bids. Ameriscape is the current company. We will look into a better mowing and fertilization schedule to improve the look of the common areas. A member present said to avoid Bright View Landscape.
- d. Issues from members present
 - i. It was reported that renters think that it's a wonderful idea to feed animals from their property. The property owner has been contacted and the feeding stops, but it usually starts up again.
 - ii. It was brought up to start a Welcoming Committee to greet our new residents. Fran Gardner will look into starting this committee.

6. Committee Reports

- a. Design Review Committee Kevin, Ryan, etc.
Not much is happening now in the winter months. Fran will create the Improvement Application form into an electronic form available on the website to turn into the committee electronically.
- b. Social Committee Jennifer Rodrick
Paul will contact Jennifer to see if she is still interested in hosting an Easter Egg Hunt and a Fall Picnic for the HOA.
- c. Webmaster Todd Rodrick, Fran Gardner
Fran has access to the website and will work on updating it.
- d. New Projects
 - i. Fence and Landscape Maintenance
There was a discussion of having the landscape company give a bid for cutting back the trees and brush from the fence along Murphy Parkway to keep it cleaner. Art will ask someone from the city about doing that like it was done along Murphy Parkway in the Grandshire subdivision.
 - ii. Trees Replacement (City??)
We will look into having the trees replaced in the spring.

iii. Street Entry Flower Beds

We will look into getting the flower beds spruced up in the spring. We will possibly form a committee of members to be involved in the planting and maintaining of the flower beds. If you are interested, please contact Fran.

7. Next Meeting- TBD, February/March 2020

Art Bischoff

8. Meeting Adjournment

Paul Mohler

The meeting was adjourned at 8:27 PM by Paul Mohler.

Action Items

- Complete minutes and post to Murphy Park website (Fran)
- Look into landscape contracts for 2020 (Paul, Fran)
- Check with the city about replacement of trees along Murphy Parkway (Art)
- Complete revision to the Code of Regulations with the Office of Records. (Art)
- Determine dues amount and collection procedure for 2020 (Board)
- Start a Welcoming Committee (Fran)
- Create an electronic version of the Improvement Form and post to website (Fran)
- Contact Jennifer Rodrick to see if she is still interested in chairing the Social Committee (Fran)
- Look into cleaning up and replacing flower beds along Murphy Parkway (Fran)