

PARKSIDE VILLAGE OWNERS, INC.
ANNUAL MEMBERSHIP MEETING
June 28, 2023

MINUTES
NOT APPROVED

Present:

Maggie Ferris
Tony Kral
David Hertel
Tim Ryan
Melissa Binne
Eric Adams
Shane Carden
Targgart Spenst
Nancy Auseklis
Heidi Bathum
Nicole Buchwalter
Tate Mills
Josie Brownell
Thia Konig
Derek Peterson
Gary Foster
Dan Daigh
Kyle Lubeck
Emily White (zoom)
Jennifer Garland (zoom)
John & Linda McCoy (zoom)
Robert Maloy (zoom)
Sophia Prince (zoom)
Willam Geary (zoom)
Beth Shermershiem (zoom)
Emily White (zoom)
Jennifer Garland (zoom)
Anna Mathieu (zoom)
Dorien Lundy (zoom)
Charlie Alfrey (zoom)
Tim Gardiner (Mather)
Miriah Poderick (Mather)
Marc Boatwright (Mather)
Nike Bouiss (Structural engineer)

Call to order: Derek Peterson called meeting to order at 5:37 PM

Quorum established, Proof of Notice

A quorum was established with 60 % of the membership present in person, via zoom or by proxy.

Meetings Minutes: *Melissa Binni moved to approve the February 23,2022 minutes with modifications*

concerning reconfiguring fencing, adding a possible gate, Tate Mills seconded motion, with no further discussion the minutes were unanimously approved.

President Report: There was no President's Report the President is absent, Tim Gardiner took reins.

Financial Report: Tim Gardiner presented his concerns on aging infrastructure along with the fact that four out of the last five years' income from dues going into the day-to-day operating account did not fully cover operational expenditures, Parkside HOA ran a deficit of \$34,000, \$31,000, \$72,000, \$80,000, \$4800.00 surplus, i.e., we've been cannibalizing reserve account due to the understandable reluctance to increase dues. A proposed budget was submitted to the board in fall for approval but was never approved. Going forward it is imperative that the HOA raise dues to put the HoA's credit ratings up to par, get all past due, dues payments up to date should we need to go to a bank for a loan for the much-needed capital improvements such as. Replacement of roofs, parking lot resurfacing and aging water pipes. Tim proposed a \$10.00 rise in dues which would leave a positive balance of \$1000.00 by the end of year in the operating account if we stayed on budget.

A lively discussion ensued; Robert Maloy (235B) Thia Konig (235B) Melissa Binnie (226A) along with numerous owners shared their opinions current state of finances at Parkside, the consensus being that a dues increase is warranted, no one wants to continue raiding reserve all support dues increase. It was decided to let the new board, once elected, decide the amount of the increase. Another issue discussed was the status of uncollected dues, as of June 28th the outstanding balance is \$11,000, Miriah was queried if this was an ongoing problem, the answer was yes, with the same folks continuing being in arrears, next question is there a policy for collecting late dues? In the past delinquent notices have not been sent out, nor has the HOA been harsh with late payment fees, going forward we will be doing both, with a lien being put on property as a last resort.

Snow Removal Cost: Marc Boatwright (Mather) reported that snow removal cost for roof snow removal, parking lot snow removal were in line with past 5 years, what appears to be out of line was snow blowing, snow plowing pathway snow removal all other areas are in line with the historical cost, i.e., 2019 \$36,000 dollars was spent on roof snow removal 2022/2023 \$32,000 was approximately the same, snow hauling.

Roof reinforcement plan & cost: Mike Bouiss & Dave Hertel laid out plans for re-enforcing roofs to bring them up to current building codes in Ketchum, along with architectural improvements to enhance the overall ambience of Parkside Village. A lively discussion ensued with members of HOA questioning the need for the re-roofing plan and its cost. Mike, and Daivid both reiterated the safety issues related to the roofs, Tim Gardiner advised that to not repair this known issue could create a significant liability for all Parkside owners should the issue result in an injury or death, the city would likely deem Parkside uninhabitable and condemn the complex. Current estimates are \$25,000 to \$30,000 per unit. Robert Maloy motioned to put the project out to bid with three different roofing contractors, Heidi Bathum seconded motion, with no further discussion motion passed. Marc Boatwright (property manager) was instructed to email plans to three different roofers for bids.

Reverse Morage Opportunities: Maggi Ferris let all owners know that Parkside Complex has been approved for Reverse mortgages through the FHA Federal Housing Authority and

should anyone decide to go down that path, to contact her and she'd put them in contact with the mortgage company in Boise which handled her reverse mortgage.

Other Business: HOA members spoke of refiguring fence line along bike path, tree trimming, landscaping, sprinklers and need for a couple of new dry wells long with heat tape being installed before the upcoming winter.

ELECTION OF DIRECTORS: Two new board members were needed to full fill the five-member board requirement deemed in the By Laws of Parkside village Owners Inc. with the resignation of Kitt Doucette and the end of Heidi Bathum term. It was decided by all present that this year's voting would be done online for open positions, voting closes July 12, 2023.

Nominations for open positions:

Heidi Bathum
Eric Adams
Melissa Binne

Current members:

Maggi Ferris
Tate Mills.
Derek Peterson

ADJOURN

With no further business to discuss, **MOTION** to adjourn meeting was made by Heidi, Maggie seconded, motion passed unanimously. The meeting was adjourned at 7:48 PM .

Respectfully submitted,
Marc S. Boatwright/ recording secretary & property manager.