

7.9.2023

PARK HARBOR POA BOARD OF DIRECTORS TELEPHONIC CALL MINUTES

1. Dan Prather called the meeting to order at 7:07 PM
2. Directors present were: Dan Prather, Charlene Mason, Roddy Cummins, Randy Delana, David Prevost, David Gould and Eddie Miller – (this 100% attendance satisfies Chapter 209’s and our By-laws’ requirements to 1) “take action outside of a meeting” and 2) approve any expenditure over $1,500)
3. Eddie gave a brief history as to the background of the 6th CCT draft development. Committee Members involved with the project were Veronica Nuche, Diane Gray, Steve Brast, Ray Houde and Chris Nichols
4. 6th Amended CCR review comments on Articles 1 thru 4 were:
   1. Discussion about enlisting a property attorney to confirm voting approval methodology
   2. Add “drainage culverts” to definitions of Improvements
   3. Change title from Park Harbor Rules to Park Harbor Policies
   4. Example of Policies was reviewed and discussed
   5. Add definition for “street side of house”
   6. Confirmation that “building fees” collected would go in the Road Fund
   7. Discussion around ARC permits and enforcement policies. This will be decided at the 7.23.23 Board meeting.
   8. Add “personal” lawn care equipment language to 4.14 to better delineate commercial from non-commercial
   9. Add a “starting time” to 4.16 Noise provision
   10. Add the word “functioning” to culvert language in 4.33
5. Eddie gave an update on outstanding projects:
   1. Boat Dock Gate Widening – phase 1 complete (phase 2 in fall w cooler weather and lower water). Both fire chiefs have visited site and confirmed it is now useable for their equipment to access lake water. In talking with boat owners over the 4th weekend, everyone expressed appreciation for the wider gate. We will be adding some reflective tape to the ramp gate.
   2. Boat Ramp Keys – so far, I’ve distributed 23 keys to every Member that has requested one. Our plan is to lock the ramp for key access only on August 1. Additionally, I will send out multiple emails reminding Members of this date. Walk thru gate will continue to utilize the existing combination lock. Key replacement will cost $20.
   3. Dry Hydrants – both fire chiefs have visited both sites and reviewed location / equipment / installation and confirmed dry hydrant sites would work. Waiting on written confirmation of equipment / installation costs and letters from chiefs then I will start the donation campaign. Total costs for both sites is expected to be well under 5K and I believe that all of this expense will be donated by members with no cost to the POA. Cody plumbing has agreed to give us piping material at cost.
   4. Front Fence Easement – spoke with LLC and owners have agreed (after reviewing language) that we can include in CCRs that front fences can not be cut without expressed permission from the Board. This will alleviate any legal cost to POA.
   5. PO Box Cover – waiting for USPS to finish box improvement / replacement. I have been told multiple times that we are “on the list”
   6. Lakeshore Pump House Renovation – completed
   7. Trailer Parking Area – We have renovated and marked 17 spaces. We have 16 spaces full with releases signed at this time. Cost is $20 per year. Members were limited to 2 spaces per household in order to provide access by more Members.
   8. Street Signs – on hold pending funding.
   9. Drainage – currently three homes are routinely being flooded and roadways are continuing to deteriorate. We have developed a drainage plan that will have 5 components. 1) rework every bar ditch at Park Harbor to force water into current drainage easements, 2) rework / repair / open every culvert in the neighborhood, 3) ask multiple residents to install new culverts where dams have occurred on their respective driveways at the cost of $650, 4) clear existing drainage easements and 5) install one collection box on the north side of Park Harbor Drive and take pipe under road to the lake at the Henley residence.
6. Reminder that Articles 5 thru 8 will be discussed at the 7.23.23 Board meeting.

1. There being no further business, Dan adjourned the meeting at 8:42 PM.