

Park Glen General Board Meeting
March 24, 2014 – 7:00pm
Kroger Marketplace – 3300 Texas Sage Trail, Ft. Worth, TX 76177

In attendance:

Sian Vrana- **President**

Mike Fox- **Secretary**

Barry Bryan- **Director**

Sterling Rice- **Director**

Carla Kelman- **Director**

Veronica Zerpa- **PMS**

Walt Mills – **PMS**

Jullie Wilburn – **PMS**

Janna Perez – **PMS**

Susan Ross – **Lawyer**

Guests: John Morris (Kevin Hammack's lawyer), Gerry Sauls, Bob Conlon, Lyn Linder, Dustin Black, Dale and Teresa Biery, Russell Zwerg, Kevin and Dara Hammack, Cecilia Shilling, Joe Swearingen, David Lieber, and Mark Thiessen

Meeting began at 7:02pm and quorum was met

January Minutes:

- Board reviewed January 21, 2014 minutes
- Carla Kelman motioned for minute approval, Mike Fox seconded the motion, and all Board approved minutes except Barry Bryan
- Barry Bryan wanted to add the following statement to January 2014 minutes: Discussion ensued on whether Veronica Zerpa was going to run the meeting.
- Carla Kelman, Mike Fox, and Sian Vrana all approved January minutes with the added statement by Barry Bryan. Motion passes.

Introductions:

- Board members introduced themselves
- PMS staff introduced themselves
- All guests introduced themselves

Financials:

- Sterling Rice asked PMS about the deferred income
- PMS explained that deferred income is expected income that comes in to the HOA from future assessments from homeowners
- Sterling Rice wants a detailed expense report

- PMS has provided a detailed expense report through email on 3/21/2014, but will resend this report to Board members
- Sterling Rice questioned the accounts receivable and the maturity date on the two Park Glen bank CD's
- PMS will investigate the accounts receivable and the maturity date on the bank CD's and get back to Board members
- Sterling Rice requested that PMS provide a monthly operation report that shows the monthly accomplishments provided by the PMS management service to Park Glen HOA
- PMS explained that the management company handles all Park Glen social events
- PMS monitors the internal management of the Park Glen HOA which includes handling homeowner violations, maintenance, and assessments
- PMS explained that the PID handles the external management of the Park Glen HOA which includes the park, flower beds, and outer fences
- Sterling Rice suggested that an independent contractor should be handling the Park Glen financials; contractor not associated with PMS
- Insurance policy paperwork will be provided to all Board members by PMS
- Mike Fox motioned for the financials approval, Carla Kelman seconded, and Sterling Rice finalized that all Board approve the financials. Motion passes.

Eggstravaganza:

- PMS asked for homeowners to volunteer for the Park Glen Eggstravaganza event. No one at the meeting volunteered to help out with the upcoming event.
- PMS explained the importance of needing volunteers to stuff eggs and to work the day of the event
- The Board brought up Project Graduation and how the HOA can pay out \$250.00 to 25 volunteers to stuff 10,000 eggs and volunteer on the day of the Eggstravaganza event
- Sterling Rice wants a single page breakdown from PMS of the total costs for the Turkey Trot, Eggstravaganza, July 4th, Battle of the Bands, and Holiday in the Park
- Carla Kelman motioned, Mike Fox seconded and the Board approved for the HOA to pay \$250.00 to 25 volunteers to stuff 10,000 eggs and volunteer on the day of the Eggstravaganza. Motion passes.

Newsletter Committee:

- Boys Scouts always diligent about getting their articles submitted by 10th of each month for the Park Glen newsletter
- Barry Bryan proposed different types of articles that pertain to items like "Meet the Neighbor" and "Meet a Board Member"
- Mike Fox suggested an appreciation article that pertains to "Families of Troops" and "Helping Your Departed Troop Neighbor". PMS stated that recognition of our neighborhood's troops and their families are done every year in the July 4th parade.
- Teresa Biery suggested that an article that pertains to garbage lids should be added to the newsletter

Additional Business:

- Susan Ross gave brief synopsis about Hammack lawsuit and pending case
- John Morris (Kevin Hammack's lawyer) suggested to the current Board that the next election be more open and transparent
- Kevin Hammack states that constable did try to serve paper to PMS and that his side was not heard by Judge McGrath
- Susan Ross submitted all paperwork to Judge McGrath regarding the case
- Sian Vrana stated that Board was going to look into making some changes for next upcoming Board election
- Susan Ross will discuss and give the McGrath report to the Board at the executive session and then will submit a copy to Kevin Hammock's lawyer Morris on 3/25/2014.
- Several residents feel that PMS and Susan Ross "dropped the ball" at this last Board election and did not properly help the Park Glen residents
- Susan Ross advised the Board Members in November 2013 that there would be issues with the proxies. As a solution to the problem, the write in candidates were offered positions on the board as appointee's because several current Board Members had stated they were going to resign. This would have enabled all of the write in candidates to become board members and would have given them the majority, but they declined.
- Robert Conlon complaining about violation letters sent from PMS to his rental property
 1. Claims PMS does not pick up their mail or claim certified letters from him
 2. PMS explained that there have been past and present post office issues between PMS and Park Glen neighborhood
 3. Sian Vrana stated that she and PMS would investigate Robert Conlon's open violations on his rental property
 4. Mike Fox suggested that Robert Conlon discuss with his tenants that this is an HOA community and the tenants must abide by the covenants in maintaining the rental home and yard
- Teresa Biery complained that HOA is not protecting the homeowner's properties
 1. Dentist office is being built in back yard of Park Vista homes without a privacy fence
 2. Two-story medical office is being built around Basswood/Vista
 3. PMS needs to be more thorough on their drive thrus in reporting the dead trees in the neighborhood
 4. Sterling Rice suggested that we teach our Park Glen residents how to grow grass/trees and making the neighborhood beautiful to keep the property values from going down
 5. PMS stated that Calloway's does newsletter articles on "how to properly protect and plant grass and trees"
 6. Sterling Rice suggested holding an "Arbor" day and less social events
 7. Mike Fox suggested combining an "Arbor" day with a social event
- Resident wants to know when last PMS audit was completed and requested that the final financial for months September 30, 2012 thru September 30, 2013 be made available on the HOA website.

- David Lieber addressed the Board and reminisced about 20 years of living at Park Glen
 1. David Lieber complained about transparency amongst the Board and PMS.
 2. David Lieber wants minutes and newsletter posted on the HOA website-Susan Ross showed homeowner that the minutes and newsletter are posted on website and readily available to homeowners when they log in to their Park Glen website.
- Sian Vrana addressed that the Hammack lawsuit has cost the HOA \$36,000.00
 1. Sian Vrana objects to homeowners questioning and posting accusations on the blog that questions her integrity and she is upset by the less than professional behaviors that occur at the past and present Board meetings
- Mark Theissan requests that Phil Grantham resign as a board member-Board will discuss the matter in executive session
- Resident expressed that for the next HOA board election that the HOA should hire out to a company like Proxy Tab that would handle the election process.
- Sterling Rice would like some speed zones and speed bumps placed in several areas of Park Glen. PMS will provide Sterling Rice with a local city councilman who can look into these issues for him

Meeting adjourned at 8:56pm