

Park Ridge POA Annual Member Meeting

Thursday, April 24, 2025

The meeting was called to order at 7:00 PM by Susan Moore, President

The meeting was opened with an introduction of all members present. The Board of Directors and Committee members were introduced. The members of the board include: Susan Moore, President and Interim Treasurer; Steve Jones, Vice President; Stephanie Smith, Secretary; Jennifer Feeny, board member; Katie Donovan, board member; David Grant, board member. The sign in sheet for the meeting is attached.

Minutes were read by Stephanie Smith, Secretary. Minutes were approved as read.

The Treasurer's Report was given by Susan Moore, Interim Treasurer:

Collection of Annual Dues to date: \$18,225

There are 9 members that have not paid dues. A second letter was sent in an attempt to collect outstanding dues on March 15. A letter of intent to lien will be sent to members with outstanding dues after April 30, 2025. In addition, a \$15.00 late fee will be assessed.

Current bank balance: \$24,244.85 checking; \$56,851.31 Certificate of Deposit for a total of \$81,096.16

2024 Expenses totaled: \$14,242.66

2025 Expenses January thru March: \$2818.10

The POA maintains a monetary surplus to allow for purchase of the lots on either side of the entrance in the event that they become available.

Old Business

Motor Vehicle Accident March 13, 2024: The POA received a check from the driver responsible for the damage at the waterfall in the amount of \$571.01. The amount covered the repair of the sprinkler heads and repair of the ruts in the sodded area.

The Christmas decorating contest was a huge success with several homes in the neighborhood participating. Following the holiday, neighbors are reminded to take down lights by the end of January.

New Business

Insurance for Board Members: A discussion was held regarding the POA purchasing a Directors and Officers Policy to provide protection from potential litigation. Steve Jones provided general recommendations for an insurance policy to protect board members and provide general liability. The recommendation was for a one-million-dollar policy for an estimated cost of \$2,000 to \$3,000 annually. A motion was passed to move forward with purchasing an insurance policy that includes coverage for POA Directors and Officers. Steve Jones will gather quotes and present options to the Board at the next meeting.

Annual Garage Sale: The Park Ridge annual neighborhood garage sale will be held on Saturday, May 3, 2025. Susan Moore has advertised in the Press Argus, Times Record and on Facebook Marketplace. Members are responsible for acquiring their own permit from the City of Van Buren.

Concerns with Neighbors: Concern was raised regarding neighbors being disruptive due to loud, inappropriate behavior and language. The Van Buren Police Department has been contacted about the concern. The POA has been advised that issues regarding noise and disorderly conduct that cannot be resolved amicably between neighbors should be reported by neighbors to the VBPD for assistance with resolution.

Susan Moore referenced a comment made by a POA member reminding us of the importance and value of open, face to face communication and compromise when resolving issues between neighbors.

Nominations for Board Members: Current officers are willing to serve another year. Susan Moore, president; Steve Jones, vice president; Stephanie Smith, secretary; David Grant, Jennifer Feeny and Katie Donavon will continue as board members. Board vacancies include treasurer and an additional member at large. There were no volunteers to fill the vacant board positions. POA members are encouraged to consider serving our neighborhood as a board member or officer.

Ideas for Improvements: The president opened the floor for ideas to improve our neighborhood. It was noted that with the new large garbage cans, neighbors need to be reminded that all cans for garbage and recyclables are to be stored out of sight. (Article XIII-Section 2. Garbage: All trash, garbage, or other waste shall be kept in sanitary containers which shall be located at the rear of each residential dwelling on a lot.)

Neighbors were reminded of the importance of wearing reflective gear for their safety when walking or running in the morning or evening. Reflective gear greatly increases visibility which decreases the risk of injury.

Please be courteous when walking your dog. As a dog owner, it is your responsibility to pick up after your pet in yards and vacant lots.

It was noted that some vacant lots owned by the developer are poorly maintained. The president will contact the developer in an effort to improve the maintenance and appearance of lots.

Park Ridge Annual POA Meeting door prizes:

Annual POA Dues for 2026- \$125 value- Brittany Rounds

Gourmet Food Basket- Dawn Conn

Cosmetic Carousel- Don and Lisa Sparks

Lowe's Gift Card- Samantha Newell

Academy Gift Card- Chris Feeny

Folding Sports Rocking Chair – Dee Cox

Movie Tickets – Guerrero

Chic-Fil-A Gift Card – Darron Ming

Pasta Grill Gift Card – Mandy Slipich

Sharum's Plantar of Flowers – Pam Grant

Hanging Basket of Flowers – Betty Newell

The meeting was adjourned at 7:49 PM. Refreshments were served.