

Regency Park Homes Association  
Annual Meeting November 2, 2017

Board members in attendance: Holly Stabnick, President; Dane Bowin, Vice President; Beverly Thummel, Secretary/Treasurer; Tony Goodwin, Member; Kathy Greenhaw, Member; Terrace Martin, Member; Bill Westfall, Member. Member Michael Shelton was absent

Twenty-five Association members were present which does not constitute a quorum.

Holly Stabnick, President, announced that a quorum was not present, so no official business could be conducted and the April annual meeting minutes could not be voted on. She invited homeowners present to express any questions or concerns.

Comments / Questions from the Floor:

A homeowner stated there are too many dogs running loose. Mr. Goodwin noted the City will come out if they are called. Ms. Thummel indicated there was a sheet with helpful numbers on the table at sign-in, and Animal Control is on the list.

Nathan Jelken asked about the status of tree removal and clean-up in the Commons. Ms. Thummel stated that the bulk of it was done, but there is currently additional damage from the recent tornado. He noted the entrance to the west Commons still needs trimming.

Ivan Hersh stated the block party was really good.

Mr. Hersh also noted Mingo Valley no longer patrols the neighborhood at night unless they are called. Several members reported recent car break-ins. Mr. Westfall reiterated the importance of calling police if you see something out of the ordinary.

Mr. Jelken inquired about a community garage sale and asked if money had been budgeted for it. Ms. Thummel noted there was money in the budget to advertise for a garage sale. Members indicated that spring would be a good time.

Mr. Goodwin asked for all to help report code violations. Mr. Jelken asked about the status of the tow truck parking in the yard on 46<sup>th</sup> Place. Ms. Stabnick indicated she has spoken to the renter numerous times and the Board has contacted the owner of the house. Mr. Jelken reminded that the homeowners did not pass the By-Laws Amendments allowing the HOA to impose fines for code violations.

Ms. Stabnick noted that, for 19 of the 31 homes on the Board's code violations list, the total of back dues owed is more than \$13,000, so that is a good indication they would not care if fines were added. Ms. Martin asked if liens were filed on the properties for back dues. Ms. Stabnick stated that, if a homeowner is two years or more behind on their dues, the Board will file a lien on the property.

Mr. Westfall requested homeowners' input on the failed By-Laws Amendments and how to get homeowners to comply with City codes.

Mr. Jelken asked when a proposed raise in dues was coming and suggested putting a higher dues rate on rental properties.

Several members asked about street repairs, specifically 48<sup>th</sup> Street off Mingo. Ms. Stabnick responded it would come up for a vote again in 2020, and Mr. Westfall stated all homeowners need to contact our City Councilor at least twice a year to keep it foremost in her mind.

Respectfully submitted,  
Beverly Thummel, Secretary