

Park Side Villas  
Monthly Board Meeting  
Wednesday, May 1, 2024

In attendance: Elysiana Harken, Board President  
Danielle Norman, Board Member  
Mackenzie Smith, Board Member

Meeting start time: 5:30pm

Discussion Topics: Annual Meeting – Tentatively going to have annual meetings in mid to late October 2024

Lawns – Discussed both the green space in the center of the association along with the green space behind all the units. Board wants to have 2 separate quotes to provide to the association to determine the overall cost of seeding these areas properly.

Talked about the change in lawn vendors over to Etch which is roughly ½ the price of the previous vendor and includes lawn applications. The previous vendor was charging \$13,000 for the season and quoted out lawn treatments at \$1,920 for a total of \$14,920. Etch total services for lawn mowing came in at \$6,493 and lawn treatments for \$1,023 for a total of \$7,516. The board is aware that these prices could potentially go up next year, but recognized the savings and switched the vendors.

Lawn mowing will be different as we are going to be having the lawns mowed at 4 inches to help the grass create better roots, which in turn will decrease the amount of chemicals needed as well as reduce watering. Lawn mowing will be every Monday, weather permitting and was skipped this past Monday to allow for the grass to grown and the chemicals to take effect.

Insurance – We spoke about insurance for the association and the increased cost, and that Auto Owners is expecting associations to save into reserves to account for any losses and the need to utilize the deductible. The association insurance wind hail deductible is at 3%, so it is recommended that all homeowners have at minimum \$10,000 or greater in loss assessment coverage on their own personal town home policies.

Reserve Assessment for New Homeowners – We spoke about the assessment that new homeowners must pay and to make sure that is charged and put into reserves and that the standard amount is \$500.

Meeting Adjourned: 6:05pm