

Park Glen General Board Meeting Minutes
August 19, 2014 – 7:00pm
Kroger Marketplace- 3300 Texas Sage Trail, Fort Worth, TX 76177

In attendance:

Sian Vrana- **President**
Carla Kelman- **Director**
Berry Bryan- **Director**
Sterling Rice- **Director**
Janna Perez- **PMS**
Jullie Wilburn- **PMS**
Susan Ross-**Attorney**

Guests: Mark Thiessen, Kevin and Dana Hammack, Tal and Linda Finley, Teresa Biery, Russell Zwerg, Lyn Linden, Cecilia Shilling, Jimmy and Melanie Fletcher, Joe Swearingen, and William Grove

Meeting began at 7:07pm. Quorum was not met.

June and July 2014 General Minutes Review:

- Minutes could not be reviewed or approved due to quorum not being met.

May, June, and July 2014 Financials Review:

- Financials could not be reviewed or approved due to quorum not being met.

Annual Election Updates:

- Sian Vrana stated that Election America mailed out the ballots to homeowners on 8/15/2014 in legal size envelopes that read “PGNA ballot enclosed” in big letters on the outside of the envelope. The brightly colored envelopes did not happen for the community, but not by any fault of the PMS staff, board members, or Sian Vrana.
- Barry Bryan asked about what would be done if a homeowner does not get a ballot. Sian Vrana stated that the homeowner will be able to call Election America’s 800 number and request that another ballot is mailed to him or her.
- Election America was given their homeowner addresses from TAD.
- Susan Ross asked about homeowners who want to vote the night of the meeting and how that will be taken care of. Sian Vrana stated that ballots can be turned in to Mark Thiessen and another gentleman the night of the meeting and a laptop will be provided at the meeting location.

Guest Presentations:

- Tal and Linda Finley

1. Tal Finley asked if the HOA makes the laws? Carla Kelman stated that homeowners sign documents and are given their bylaws when they buy their home.
 2. Tal Finley asked why Sian Vrana can't make board members get to the board meetings so that quorum is met and decisions can be made for the HOA? Sian Vrana responded that she and PMS did get confirmation of attendance from another board member today, but this board member did not show up for the meeting. Susan Ross stated that the board can participate in conference calls and email to approve minutes, financials, etc. Barry Bryan stated that Sian Vrana does try to get board members in attendance and it's not from her lack of trying.
 3. Tal Finley complained about the boat, trailers, dually, and fence extension at 8144 Zion Trail. Susan Ross explained the PMS fining policy and how homeowners are sent proper letter notification and given time frames for taking care of open violations. Susan Ross explained that she cannot foreclose on a homeowner just for violation fines, but just for past due HOA assessments.
- Jimmy and Melanie Fletcher
 1. Jimmy Fletcher stated that the HOA fences all need to be painted and that the community is starting to look like the Summerfield neighborhood. Joe Swearingen stated that the PID 6 is in charge of the HOA fences and he invited all homeowners to attend the annual PID 6 meeting on Thursday, 8/21/2014. Joe Swearingen continued that the new PID 6 budget and HOA fences will be discussed at this meeting.
 2. Melanie Fletcher stated that she is upset that she and her husband are being singled out by PMS as far as violations. Susan Ross stated that the first violation letter is just a "friendly letter" and is not meant to be threatening or harassing. Sian Vrana stated that all homeowners are treated the same regarding violation letters, some homeowners choose to act and fix the violations, while others do not do anything.
 - Bill and Jennifer Fitzpatrick
 1. Bill Fitzpatrick stated that the new dentist office off of N. Tarrant and Park Vista is a two-story building and the office staff will be able to see over homeowners' yards, whereas homeowners now will not have any privacy in their backyards. Bill Fitzpatrick explained that he and Susan Law (manager at PID 6) have both made numerous calls to the dentist and builder regarding homeowners privacy issues, and have either been hung up on or questions have not been answered. Sian Vrana stated that she would check with PMS, call the city, and call the dentist about this issue.
 - Teresa Biery
 1. Teresa Biery asked about the dead trees that are all over the neighborhood. PMS stated that this dead tree list has been submitted to the City of Fort Worth and been reported to the PID 6.
 - Kevin and Dana Hammack
 1. Dana Hammack is upset about the front page of the Park Glen newsletter and feels that her husband was personally called out about last year's election.

2. Susan Ross stated that she wrote about 2 paragraphs of the article and that at the last executive session, board members added or corrected any items regarding her written paragraphs.
3. Sian Vrana stated that she probably wrote some of this article and she apologized if Kevin and Dana Hammack misconstrued the article's intent.
4. Kevin and Dana Hammack asked if the article was approved by the board before it was submitted for publishing and Sian Vrana stated that the board does not get to see the final newsletter before PMS sends it out for printing and publishing. Barry Bryan stated that the board members should get to approve the final newsletter before PMS sends out to homeowners so that the board can be held accountable for any and all publication.

Meeting adjourned at 8:34pm