



Park View Profile

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Board Minutes

Where You Walk to Play

Est. 1967

17 Lincoln Avenue
Eldridge, IA 52748
563-285-7804

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pvoa18@mchsi.com

Website addresses:
parkviewiowa.com
parkviewiowa.org

Also follow us on Facebook -
Park View Owners Association

Executive Board

President: Sean Stoube
Vice Pres.: Patrick Dodge
Treasurer: Mike Wright
Secretary: Brittany Bellows

Board Members

Brittany Bellows: Office
309-221-9894

Patrick Dodge: County Liaison
309-299-9619

Ashley Druhl: Legal Liaison
563-468-9268

Holly Lischer: Insurance/PR
563-343-1246

Devin Peterson: Park Board
563-349-8191 Liaison

Sean Stoube: Architectural
563-349-6414 Control

Randy Warm: Maintenance
563-285-8568

Mike Wright: Mediacom
563-343-9894 Liaison

Deanna Nielsen—Office Clerk

OFFICE HOURS
Monday & Wednesday
8 AM to 12 PM
563-285-7804

PVOA Board of Directors Meeting Unapproved Minutes May 8, 2024

President Sean Stoube called the meeting to order at 7 PM. Board members in attendance: Patrick Dodge, Holly Lischer, Devin Peterson, Sean Stoube, Randy Warm and Mike Wright. Absent: Brittany Bellows Ashley Druhl and Chad Metcalf. Also in attendance: Ben Petty, maintenance; Deanna Nielsen, clerk; and 8 residents.

Patrick made a motion to approve the April minutes. Devin seconded. All in favor, motion carried.

Patrick made a motion to approve the April treasurer's report. Mike seconded. All in favor, motion carried.

OPEN TO THE FLOOR:

Six residents attended the meeting after receiving a letter about the minimal mowing planned for the Dexter Bowl for this year. They relayed their concerns of weeds and unwanted wild animals, especially coyotes, when the area is not mowed. The residents would like the area mowed to look like a "golf course" like it was several years ago. Ben has been treating the area for weeds but it will take several years to control the weeds. The board decided to mow the area until more information is presented. Scott County Vegetation Specialist, Brian Burkholder will be invited to the next meeting to share his opinion and perspective on the upkeep of the area.

COMMITTEE REPORTS:

Legal: Deanna noted Dexter Acres 4th addition will need a claim filed before August 11, 2024 to continue the covenant. Ashly will be sent the information to relay to the lawyer.

Insurance/Public Relations: The self-audit for Liberty Mutual (workers comp insurance) was completed the end of April. A refund of \$376 was received this week.

County Liaison: Patrick reported a work

group for the rental ordinance will meet on Friday. 2) Sean noted he talked to a resident on South Park View Drive that has excess storm water drainage in their back yard. The resident will be referred to Angie Kersten at Secondary Roads. Patrick will also check with Angie. 3) Patrick relayed to Greg Schaapveld at Planning Office, there is a problem with the overflowing dumpster behind 37-51 Manor Drive. Greg will follow up with the owner.

Park Board: Devin reported the *no parking* signs placed along the curb by the double diamonds were very effective during the tournament last weekend. 2) Volley Culture Volleyball Club LLC would like to host a tournament July 26-28 on the soccer field at Meadowbrook Park. They expect over 200 people at the event. The club would be responsible for portable restrooms. PVOA would need to set out trash barrels. Patrick made a motion to rent the field for at least \$520 for the weekend. Randy seconded. Motion carried. Devin will draw up a contract with the cost of \$100 Friday and \$250 for Saturday and Sunday. He will meet with the organizer to see if area is suitable. 3) Sean reported there are 29 kids signed up for T-ball.

Architectural Control: Sean signed one of the fence applications but the other application needs review because it is a corner lot. After board input, Sean noted on the application the fence must be within the property pins and outside the county easement from road.

Maintenance Control: Ben provided written report. Highlights include: April mowing of 56 hours is up compared to 32 hours last year. Ballfields and soccer field have been fertilized. The air conditioning quit working on the 5225 tractor. P & K came out and repaired it. Paul took in over

**Monthly meetings are held the 2nd
Wednesday of the month at the
PVOA Office Building, 17 Lincoln Ave.
All residents are welcome to attend.**

50 gallons of used oil on Saturday. 2) Ben reported there is a pile of brush behind Crest View Drive, on the PVOA land. He will try to reach out to the homeowner.

Office Activities: Deanna reported 916 units (96%) have paid their 2024 dues. 58 late notices were sent and 37 still owe. 2) Donations as of 5/8/2024: General Fund \$14,467.40; Equipment Fund \$7160 this year - with total of \$25,423.50; 4th of July Celebration \$2,937.77 this year - with a total of \$10,330.35; and Long Grove Fire Dept. - \$4315. 3) There are no changes to the liens. 2023 – 5, 2022 – 4, 2021 – none filed, 2020 – 3, 2019 – 4 and 2018 – 2. 4) The financial records for April were reviewed by Mike. Another board member, also needs to review them and the May records. 5) The 2023 audit is in progress. Becky Esbaum will return the financial records on Monday. 6) Deanna relayed her frustration with QuickBooks online. The PVOA checks are not compatible with the online program, not all the account information migrated correctly and we were billed twice. She will cancel the program and get refunds. For now she will manually enter the payroll. 7) Deanna noted she will be retiring in the fall. Patrick replied PVOA will need to be prepared to pay more in wages and post the position soon. Market research should be done before the next meeting.

Parkway Development: Randy is willing to oversee Maintenance until the board officially selects committee

heads for the coming year at the June meeting.

Mediacom: Mike reported the 2nd quarter franchise fee of \$1553.77 was received.

OLD BUSINESS:

Annual Meeting - May 15: Mike Roggenbuck has volunteered to serve on the board, so there are 3 people running for the 3 open positions. The absentee ballot is ready for early voting. The quorum for the election is 48. Deanna will post on the webpage and Facebook.

4th of July Celebration: The fireworks have been paid. Sean will follow up with the other details for the event. Patrick confirmed with the sheriff reserves that they will patrol.

NEW BUSINESS:

Siren Maintenance: Brittany is following up.

ANNOUNCEMENTS:

PVOA Annual Meeting – May 15th at 7 pm

BOARD COMMENTS:

Patrick thanked the residents living near the Dexter Bowl that came tonight and aired their grievances in a professional and collaborative manner.

Randy made a motion to adjourn. Devin seconded. Meeting adjourned at 8:45 pm.

The next meeting will be June 12 at 7 pm.



Unapproved Minutes—May 15, 2024

The 2024 Annual Meeting was called order by President Sean Stoube at 7:00 PM. Board members in attendance: Brittany Bellows, Patrick Dodge, Holly Lischer, Devin Peterson, Sean Stoube, Randy Warm and Mike Wright. Also in attendance: 2 residents and Deanna Nielsen, Clerk.

Election procedure information: Sean Stoube stated 5% of the association or 48 votes are needed for a quorum. Everyone in attendance was given a ballot as they arrived. Several absentee ballots were submitted to the office. At this time there are not enough votes for a quorum.

Comments by President Sean Stoube: Sean recapped the past year. Postponing and cancelling the 4th of July fireworks were tough decisions but needed to be made for the safety of the community. The funds from 2023 have been rolled over for this year's event. Fireworks will be on Thursday, July 4th. 2) The association passed a dues increase of \$25. Starting in 2025, dues will be \$125 per unit. Although this increase will not balance the budget, it will help out. 3) \$50,000 was deposited in

Certificates of Deposit at DuTrac Community Credit Union to take advantage of the high interest rates. The money will earn over 5% interest. The mower fund certificate will mature in the spring, when purchase of the mower is planned.

Approval of minutes: Holly Lischer made a motion to approve the minutes of the 2023 annual meeting, Randy Warm seconded. The motion carried.

Treasurer's report and audit for 2023: The audit report and April 2024 treasurer's report were included in the meeting packet. There were no negative findings in the audit conducted by Rebecca Esbaum.

Committee Reports:

Public Relations/Insurance: Holly Lischer reported all insurance policies are up to date. She would like to organize some fun things for the community.

County Liaison: Patrick Dodge reported with Chris Matthias, Scott County Planning and Development Director leaving last summer, zoning or ordinance related complaints were held up until Chris Stihl was named interim director in the fall. He followed through on a couple issues and the homeowners are now in compliance. Greg Shaapveld was hired as the director in January. He joined us for a forum with the board of supervisors during our March meeting. The supervisors agreed to research and look into the costs of incorporation to get a better understanding. Greg has formed a focus group to reinvigorate

the rental ordinance. Patrick also handled several residential complaints throughout the past year.

Park Board: Devin Peterson provided the Park View Park Board financial statement for 2023. Highlights of 2023 include: 28 sign sponsorships, hosted 3 tournaments, concession profits were up over \$3000 from previous year. Softball income was up \$4000 due to company sponsorships of teams. Received a grant of \$11,500 from RDA. Capital improvements of over \$14,000 were implemented including updating the batting cage, extending the back stops and boring the electrical for the scoreboards. Since 2021, the Park Board has made capital improvements of \$55,717. Installing the new scoreboards was the big project for this year.

Architectural Control: Sean Stoube reported applications for fences, decks, sheds and a garage addition were reviewed in the past year.

Maintenance Control: No report

Legal: No report

Office Activities: Brittany Bellows provided a written report. 916 units (96%) have paid their 2024 dues. 58 late notices were sent (35 more than last year) and 37 still owe. Final notices will be sent at the end of the month. Donations as of 5/8/2024: General Fund \$14,467.40; Equipment Fund \$7160 this year - with total of \$25,423.50; 4th of July Celebration \$2,937.77 this year - with a total of \$10,330.35; and Long Grove Fire Dept. - \$4315. Deanna Nielsen implemented internal control procedures at the

recommendation of our audit. Two board members review financials each month with a check list of specific tasks. Deanna announced her retirement for later this year and we appreciate everything she has done for the board and community. The meeting room is used by 4 Girl Scout troops, 2 4-H clubs, a women's sorority and the Lions Club. Office hours continue to be Monday and Wednesday morning 8 am – noon.

Parkway Development: Randy Warm relayed there were no funds budgeted so no projects were tackled.

Mediacom: Mike Wright reported the franchise fee from Mediacom remains about the same as last year. The fee is based on cable TV revenue not internet fees. In 2017, \$10,000 was received but now it's about \$6000 per year.

Open to the Floor: Sherri Beyer thanked the board for raising the dues to \$125 but asked if other changes are anticipated to increase the revenue. Sean reported the lawyer has not responded on changes to the voting classes.

Election Results: A quorum was not reached, so the ballots were not counted. With 3 nominees on the ballot for 3 open board positions, the nominees, Patrick Dodge, Randy Warm and Mike Roggenbuck will be appointed to the board at the next regular meeting on June 12, 2024.

Patrick Dodge made a motion to adjourn the meeting, Devin Peterson seconded. The meeting adjourned at 7:29 pm.

Yard Waste Area (located by the water tower)

Leaves and grass can be dropped off at the compost pile located by the water tower. Please pile the grass and leaves in the blocked area! **No garbage bags, no paper bags or anything else just leaves and grass!**

The trailer for brush and branches is also available. The wagon is for a few tree branches not the whole tree! **DO NOT PUT BRANCHES & BRUSH ON THE GROUND!**

Park View residents are fortunate to have this area for yard waste. Please follow the guidelines so we can keep it open.



OVERVIEW OF WARNING SIRENS GUIDELINES IN THE QCA



Under the Quad City Metro Area outdoor warning system guidelines, sirens are sounded for:

- tornadoes,
- thunderstorms with winds 70 mph or greater (potential for whole trees to snap or uproot), or
- golf ball sized hail or larger (potential for windows to break).
- The same tone will be used for all weather-related threats in each community.
- Sirens may be sounded multiple times to convey a continued threat.
- There is no all-clear signal from sirens. (People should be indoors and monitoring local media for updates on the storm.)
- Sirens are tested on the first Tuesday of each month.

2024 Association Dues



The following addresses have not paid their 2024 association dues. Please pay \$125 immediately to avoid more fees and a lien being placed on your property. Liens will be placed on the property June 13. After a lien is placed on the property, the total due is \$245.

10 Fox Trail Ct.	111 Park Lane Cr.	29 Park View Dr.	314 Crest Road	4 Manor Dr. #B 1
10 Park Ave. Ct.	117 Park Ave. So.	30 Park View Dr.	336 Hillside Dr.	54 Park View Dr.
103 Park Lane Cr.	137 Hillside Dr.	311 Concord Ct.	36 Jacob Ct.	64 Park View Dr.
107 Hillside Dr.	206 So. Park View Dr.	312 Cherokee Dr.	4 Manor Dr. #A 5	9 Park Ave.
109 Blackhawk Dr.	26 Park View Dr.			

Thanks for your donations! Funds collected as of May 29:



General Fund

Donations:
\$14,542.40

New Mower Fund

Donations: \$7260

4th of July Celebration

Donations: \$3037.77



**Park View's
Fireworks & Celebration
Thursday, July 4th
Meadowbrook Park
Fireworks at dusk**



Important dates Mark your calendar

June 1 8:30 - 10:30 am Used motor oil recycling

Used engine oil is collected on the first Saturday of each month at the PVOA maintenance building, 16 Lincoln Ave. Oil containers can be dropped off in the designated box by the door.

June 12 7 pm PVOA Monthly Meeting*

July 4 Fireworks at dusk

July 6 8:30 - 10:30 am Used motor oil recycling

July 12 7 pm PVOA Monthly Meeting*

* Meetings are open to the public and held in person at the office at 17 Lincoln Ave.

CHANGES TO YOUR PROPERTY

A new fence, pool, shed, or home addition are a few of the changes that need to be approved by PVOA **before** you begin. The Architectural Improvement form is available on the website parkviewiowa.com or you can pick one up at the office. Just submit the form and a drawing of your project to the office. Projects will be reviewed as quickly as possible.