

Murphy Park Homeowners Association

Meeting Minutes

7:00 PM, April 15, 2025

Location: Aladdin's Eatery in Powell

Agenda

1. Opening and Greetings

Fran Gardner

Meeting started at 7:04pm with 6 households in attendance.

2. Minutes from December 9, 2024

Fran Gardner

No issues with previous minutes.

3. Finance Report / Dues Collection

Karen Smith

For 2025, eight households are late and still need to pay dues for this year. For previous years, everyone has paid up except for one household that still has a lien. The HOA has \$68,000 in the bank right now. The memo line for Zelle payments does not go through to the Treasurer for some reason. Discussion about pond light kit. Neighbors seem happy that we now have a light in the pond. It also makes the area safer at night.

4. Old Business

a. Individual mailbox number signs - group order

Lindsey Morris

Only 1 other household showed interest in joining a bulk order for mailbox number signs, and we needed 10. So that won't end up working out. Households who would like to replace their number sign on their mailbox can do so directly with Morris Sign Co at full price, or try a company like Fast Signs that can potentially create a sticker to match the neighborhood font. There is 1 full mailbox kit left (including all the parts) that the HOA had ordered in advance. Discussion was had about amending the Deeds to increase the number of scroll pattern signs we can make available to residents so that we don't have to

rely on Morris Sign Co's very expensive customized scroll pattern.

b. Updating of HOA Deed of Restrictions

Lindsey Morris

Lindsey is interested in starting a task force that would determine the process for amending/updating the HOA Deed of Restrictions. The task force would determine proposed amendments, write the language and have a lawyer look over the language if needed, and figure out the voting process for residents. The task force could connect with Grandshire's HOA Board, since they went through a Deed amendments process recently. Chad is interested in amending the Deeds to allow for yard fences, which is a proposal we could put to the voters. Karen is okay with allowing fences for homes backing up to train tracks and ponds. Others in attendance are not in favor of yard fences. There was discussion about lowering the voting threshold for Deed amendments from 75% to 60%. There was some disagreement about whether or not the threshold should stay the same going forward, or potentially be lowered. That would be an issue that would also need to go to the voters if we decided to pursue that amendment. Lindsey is interested in adding definitions in the Deeds regarding structures, fences, and signs. She wants to add HOA regulations for political signs (when they can go up prior to an election, when they need to come down following an election, size, and number of signs on a property).

Summary of ideas for proposed Deed amendments:

- **Define "structure"** for structures in people's backyards. Make exceptions and/or write regs for children's play equipment and garden amenities such as playsets, trampolines, raised beds, and garden arbors.
- **Define "fence."** Allow for invisible fences, natural fences, and chicken wire around raised beds to protect plants and vegetables from pests. Include chicken wire design regs, maintenance regs, and timing (ex: For chicken wire attached to temporary poles, the apparatus can go up after April 1 and must come down by December 1).
- **Proposed amendment for yard fences**, including design, property setback rules, maintenance, which types of lots are permitted to have it, etc.
- **Define "sign"** and add regulations for all signs and political signs. Also point to future City of Powell regs around signs.
- **Proposed amendment regarding flying flags** (does not pertain to flag rights protected by state and federal laws)

- Proposed amendment to **expand design options for HOA mailbox scroll signs** (list the requirements and show acceptable design examples). This way, future homeowners can buy less expensive scroll patterns from other companies other than Morris Sign Co.
- Proposed amendment to **restrict the number of non-owner-occupied homes to no more than 10%** of all homes in the HOA. That would mean no more than 11 homes within our HOA can be used as rentals.
- Proposed amendment to **restrict renting space within a home to a non-family member**. This protects single family homes within the HOA from being used as duplexes or multi-family homes.
- Proposed amendment to **ban the use of short term rentals** within our HOA (no AirBNB, VRBO, etc). Our HOA will abide by any current or future local/state regulations pertaining to the banning of short-term rentals.
- Proposed amendment for **tree trimming regulations** for tree branches hanging over sidewalks and near street signs. Include HOA enforcement strategies.
- Proposed amendment to **restrict cars from blocking the sidewalks** for pedestrians and bikers
- Proposed amendment **updating current street parking regs** (if needed)
- Proposed amendment regarding **commercial vehicle parking** (length of time it can be parked before moving, etc)
- Proposed amendment for **Deed enforcement structure** (The Board's structure for fines, liens, etc.)
- Proposed amendment regarding maximum grass height regulations, and referring to the City of Powell's Code of Ordinances.
- Anything else?

c. Landscaping and Ponds Update

Fran Gardner

Davey Tree Co was the least expensive option for us this year, so we renewed the contract with them. If they do not perform to our satisfaction, we will continue the search for another company for the 2026 season. Discussion.

5. New Business

a. State of the City Powell Meeting Update

Catherine Wheeler

Catherine shared her notes from the Powell State of the City event and shared upcoming news and events that she has heard about from the City of Powell.

b. Issues from members present

All

Any issues and thoughts from members were brought up under other sections.

6. Committee Reports

a. Design Review Committee

Jason, David, Dave, Yugendra

Fran reported that Trello continues to work well as a communications platform.

b. Social Committee

Catherine Wheeler

We've had a number of successful events this year already including a Ladies Meet-Up at Mr.Bean Coffee and the Easter Egg Hunt & Potluck. Upcoming events include Guys Night at X-Golf, Earth Day Clean Up, Summer Potluck, and a Summer Garage Sale. *(It was determined after this meeting that due to planned City road maintenance, we will cancel the Spring Garage Sale and just do the Summer Garage Sale.)*

c. Welcoming Committee

Lindsey Morris

Lindsey & Catherine continue to deliver welcome baskets to new neighbors.

d. New Projects

Polly has started a neighborhood playgroup, and details are included in FB events on the HOA FB group.

7. Meeting Adjournment

Fran Gardner

Next meeting will be held later this summer. Meeting adjourned at 8:15pm.

Action Items:

Lindsey/Fran: fix goose light

David Morris: stay on top of MP sign light when power goes out

Catherine: Power wash Murphy Park stone sign

Samantha: advertise summer garage sale on social media platforms (Powell Bubble, etc).

Polly/Lindsey: spread the word about neighborhood playgroup