



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

May 27, 2026

President Kathy Carlson brought the meeting to order at 7.15 pm. Those in attendance were Board Members, Anne Schwartz (Treasurer), Kristin Becker (VP), Joelen Hansen (Secretary), Rose Brown, Luann Rocha, Bijoy and Roxann Manaen.

1. We reviewed and approved the April 22, 2026 Meeting Minutes as read. (Kathy/Kristin)
2. Bijoy & Roxann Manaen requested the right to install 2-14" and 1-10" solar tubing into their home. After much discussion, the Board agreed to authorize the project, recognizing that we were making an exception to our Architectural Controls. (Kathy/Joelen). The Manaen's will provide Joelen the project information along with an Architectural Control form for her to sign and return for our records.
3. We reviewed and approved the April, 2026 Treasurer's report with the understanding that Anne and Dave need to resolve issues regarding the roof loan on the balance sheet. (Kathy/Rose)
4. Kathy advised the Board that lawncare this summer will be done on Thursdays now and that they are providing us with a new crew. She will get an email out to the HOs advising them of the change.
5. Kathy and Anne confirmed with the Board that the insurance renewal is completed. There have been some minor complications with the portal allowing us to pay the bill, but it should happen shortly. No concerns that this will impede on our coverage, which started May 1st.
6. Kathy provided an update on the Adams-Lee Estate litigation. Rose asked about the order of priority (OOP) on payment to the creditors once the lawsuit is resolved, and whether we have to wait for the house to be sold. Kathy didn't know the answer to those questions. We will know more as the case progresses. Anne indicated there was water damage and an increase in our water bill. She will provide that information to Kathy so she can add it to the lien amount that she presents to counsel/special representative this month.
7. Current status of Adams-Lee Estate litigation. (Kathy) – Rose asked about the order of priority (OOP) on payment to the creditors, and whether we have to wait for the house to be sold. There was water damage & an increase in our

water bill. Anne will provide the bill to Kathy so she can add it to the lien amount.

8. We discussed our work to prepare for the May budget meeting and annual meeting. Anne, Kathy & Joelen had performed the spring walk-around on 05.16 and Kathy presented the group with her recommendations around summer projects. In response, Anne agreed to manage a walk-through w/both the asphalt and arborist, to be ready with estimates for the July 17th budget meeting. Kathy will secure a bid for house washing. We also discussed the trim trimming, railing cap repairs and other items up for repairs this summer. We will be holding the Annual Meeting on 06.24.26 at Carlson's house, like usual. The Budget meeting will be held at Becker's residence.
9. We discussed initial thoughts around dues/budget for next year. All Board members were in agreement that, given the reduction in insurance costs, we could consider not increasing the dues this year. We have had 3 years of significant dues increases due to high insurance costs, and we have found a resolution to that, which decreased our insurance costs for 2026-27 policy period, providing us with some financial relief that we need to pass onto the homeowners.
10. Kathy updated the Board on the current status of the Adeel Lari (14205 143rd Court) home repairs following the accident in July, 2025. She is working with Lindstrom, Adeel and Geico to make sure repairs get managed. It is anticipated that no monies will be needed out of PAHA's funds for payment.
11. Kristin indicated she is putting a survey together for the homeowners to allow homeowners to provide us information re: their preferred vendors (plumbers, electricians, etc.). The intent is to upgrade our website with this information and advertise these preferred vendors in future newsletters.
12. The meeting was adjourned at 9:40pm. (Kristin/Rose)