



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

April 23, 2026

President Kathy Carlson brought the meeting to order at 7.00 pm. Those in attendance were Board Members, Anne Schwartz (Treasurer), Kristin Becker (VP), Joelen Hansen (Secretary), Rose Brown, Luann Rocha, Bijon and Roxann Manaen. Also in attendance was Herman Fasbender from Marsh.

1. We reviewed and approved the March 16, 2026 Meeting Minutes as read. (Rose/Joelen)
2. Herman Fasbender from Marsh presented quotes for the Board to decide on our insurance coverage with the 05.01.26 renewal. These are the numbers that came in from both B&B & Marsh:

With B&B:

2025-26 w/A-O's: \$145,520

2026-2027 Proposed w/A-O's: \$158,442

2026-2027 Proposed w/some company that we don't know, but presume is non-domicile:
\$63,413

With Marsh:

2026-2027 Proposed w/A-O's: \$108,448

2026-2027 Proposed w/CRC (non-domicile): \$61,337

Herman advised us that we are currently paying an .81 insurance rate. With the newly-proposed policies, we are looking at a .59 rate & .34 rate respectively. After much discussion, we voted to elect the A-O's policy with the premium of \$108,448. (Joelen/Rose)

We rejected the others for the following reasons:

- We do not want to do business with B&B any longer due to servicing issues.
- CRC was going to require a walk-through of the property and if there were any Federal Pacific circuit breakers in the homes they would likely reject coverage.
- The additional premium, on/around \$50,000, that it would cost to have Guaranteed Replacement Cost v. Replacement Cost coverage was not worth it. A-O's is valuing each property at \$338,619, which would provide us plenty of replacement cost coverage to repair any home for any reason.

Herman agreed that he would work on the following line-items during this next policy period:

- Find further reductions in our property rate to reduce it down to .35.
- Reduce our deductible to \$25k.
- Press for further premium reductions.

Marsh will be developing a coverage letter for the HO's to ensure that they have proper coverage to dovetail our policy.

On our end, Kathy will contact Patrick to advise him again that our relationship has ended and to reject any proposal coming from their office. She will also send an email out to the HO's alerting

them to the need to change their circuit breaker boxes if they have yet to do so. Joelen and Kristin will continue to follow-up with those HO's who have yet to change their boxes to push toward compliance.

3. We reviewed and approved the February, 2026 Treasurer's report as presented. (Joelen/Luann)
4. We reviewed and approved the March, 2026 Treasurer's report as presented. Anne provided an update on the roofing re-amortization and indicated that she elected to keep \$10k in the roofing account instead of the \$5k voted on previously. She wanted to ensure we have enough to manage our monthly payments over the next 9+ years. (Rose/Kathy). Kathy indicated that she had updated the website with the PAHA US Bank card and that renewal charges would be coming in the fall. She asked Anne to create a separate line item for these charges so that we can see how much we're specifically spending toward the site.
5. 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 HO's advising them of the change.
6. Kathy updated the Board on the current status of the Yolanda Lee-Adams Estate. Their balance as of 04.21.26 = \$14,838.00 + amortized interest on the roof loan, broken down as follows:

Roofing special assessment:	\$9,723.00
Roofing late fee (\$30/mth, Oct – Apr):	\$180.00
Monthly dues (\$525/month less PTD + \$30/mth late fee, June - Apr):	<u>\$4,560.00</u>
Total:	\$14,463.00

This does not include the amortization interest that Anne is keeping track of for their portion of the roofing special assessment.

The Personal Representative has been selected. We had counsel file the proper paperwork. Kathy continues to keep both parties abreast of the current outstanding lien. We are uncertain at this point whether we will secure our entire lien back from the Estate proceeds, but we are doing everything we can in the litigation process to place ourselves in the best position possible.

7. Kathy advised the Board that she received a rental request from Jorge Gavidia at 14220 Park Avenue. She placed him on the waiting list, which is now as follows:
 - Bijoy & Roxann Manaen (708 E 143rd St)
 - Vallentine Manani (14208 Park Ave)
 - Jorge Gavidia (14222 Park Ave)

We also went over the current rental properties and their owners.

8. Kathy advised the Board of the new changes with the NMP and website. All Board members were in favor of the new site and information. Some changes and corrections were recommended to enhance the Neighborhood page.

9. Kathy provided an update of the Adeel Lari claim (14205 E 143rd Court). After much discussion, we agreed that we need to be seeking \$50k coverage from Geico, the at-fault carrier, and then securing the remaining portion of the claim from the \$43,583.21 proceeds that Adeel received from his HO6 carrier, Auto-Owners. We have a \$50k deductible, so our carrier will only pay for items beyond that figure, and the current estimate is \$50,478.92, which does not include an outstanding bill for winterizing the area from Lindstrom of \$2,217.98. This estimate does not include the proceeds to repair the retaining wall and landscaping around the affected area. Kathy will continue to manage this claim.
10. Kathy and Joelen had each elected to accept a free tree through the City of Burnsville. P/U is scheduled for Friday. In conjunction with organizing our summer improvement/maintenance plans, we agreed to hold off on these trees for now. Kathy indicated she would advise the City of this decision. Anne has an arborist she wants to work with to do a walk-thru to create a long-term plan for our trees. We have many ash trees that require over \$5k every other year to maintain due to the ash borer requirements, and it would be good to slowly replace these trees with new trees.

Anne also wanted to meet with the asphalt company she met at a previous HOA meeting to determine our long-term plans around asphalt repair.

Along with that, Joelen, Anne & Kathy agreed to meet on May 16th to do a walk-around of the grounds/homes to help prioritize our summer projects, which will be focused on asphalt, gutters, tree cutting/removal, railing caps, and general landscaping projects.

Because we had to push the walk-through to May 15th due to Kathy's absence, and Anne needs to meet with both the arborist and the asphalt company, the Board agreed to move our meeting to Wed., May 27th.

11. We agreed that it is time to have everyone turn the water on. Kathy will issue out an email. We have issues with a leak at Sheri Stramel's home at 14226 Park Avenue, so Kathy will advise Sheri not to turn her water on until May 17th, as Northland will be here on the 18th to repair it. We will also ensure that the daughter to Adams-Lee at will be contacted to work directly with Anne to coordinate a time to turn the water on, as there is a leak at their house as well. Joelen will contact Sher Stramer directly to advise her that the water can be turned on.
12. Luann brought up the issue with Buckingham wanting to charge 14407 Portland \$5 for each overstuffed bag in their trash can. They apparently had 3 of them, costing \$15.00. The Board agreed that we would have Buckingham bill the HO independently.
13. Rose indicated that there still is a flashing light near the meter at 14204/06. Kathy indicated she would contact the HOs to see if they can't get that managed.
14. The meeting was adjourned at 09:38pm. (Joelen/Rose)