PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)
Meeting Minutes
June 17, 2026

President Kathy Carlson brought the meeting to order at 7.10 pm. Those in attendance were Board Members, Anne Schwartz (Treasurer), Kristin Becker (VP), Joelen Hansen (Secretary) & Luann Rocha.

1. We reviewed and approved the May 27, 2026 Meeting Minutes as read with minor corrections. (Kathy/Kristin)

2. Kathy provided an update on the Adams-Lee Estate litigation. The house has been moved to foreclosure. She continues to provide regular updates to the Special Representative & our attorney so that they are aware of the growing lien. As of 05.10.26, the amount is $5,670 in outstanding monthly dues + $9,723 related to the special assessment, for a total of $15,393. This does not include the interest related to the unpaid special assessment, which we will calculate at a future point. The house has a mortgage lien of $275,994, with a current value of $307,000. There are 2 other creditors who have filed paperwork: Mayo Clinic = $2,493.29 & Capital One = $408.75. Kathy has an email into counsel to see what the Order of Priority (OOP) will be for the lienholders.

3. Kathy updated the Board on the current status of the Adeel Lari (14205 143rd Court) home repairs following the accident in July, 2025. Adeel did not like the terms that Lindstrom was placing forth for the repairs to his house, so he pulled out. Kathy's plan is to get the check from GEICO to pay the outstanding Lindstrom bill and the estimate for the railing repairs. Once received, she will let Lindstrom know so we can move forward with those repairs. GEICO indicated that the payment is in the supervisor approval process. Once issued, they will let Kathy know.

4. We reviewed and approved the May, 2026 Treasurer's report with no corrections. (Joelen/Kathy)

5. Most of this meeting was around our current financial status, ability to make repairs and improvements, to vote on the monthly dues amounts and allocations going into 2026-27 fiscal year:

   - We agreed to have Anne transfer $29,759 from the Insurance fund back to the Reserve fund. This is due because we had to utilize that amount in the Reserve fund to pay off the balance of the roofing loan that was not covered by the monthly homeowner loan payments. We also agreed to have Anne transfer $6,400 from the Insurance fund back to the Operating fund, as that is the remainder of the amount of money we transferred in April/May, 2025 in order to pay the unexpected insurance bill. (Kathy/Joelen)

- We agreed to keep the $525/month dues the same this year, with an allocation change as follows (Kathy/Kristin):
    - $125 into the Insurance fund (this contemplates a 20% increase in the insurance rate for 2026-27);
    - $206 into the Operating fund;
    - $194 into the Reserve fund.
- We agreed to Gardenview's estimate to make the repairs to the ground/grass as outlined in Kathy's email to them on June 2, 2026 (Kathy/Joelen).
- Kathy secured a bid for soft house cleaning from Subzero and presented it to the Board. We agreed to wash homes on a scaled basis, with doing several each year. We're going to start this summer with the recommendations from Subzero, which included, and will cost $1,619.95 (Kathy/Joelen):
    - 14200/14202 Park Avenue
    - 14204/14026 Park Avenue
    - 14228/14230 Park Avenue
    - 14232/14234 Park Avenue
    - 14236/14238 Park Avenue
- We discussed asphalt needs, and agreed to utilize J&W Asphalt, who indicated that we should eliminate the idea of doing aprons in the future. They're not financially worth it, and it's better to avoid the lip between the apron and the rest of the driveway. Both they and Blacktop Pros, whom Kathy secured a bid from, agreed that we have no immediate needs to change driveways, except for the following locations (Kathy/Kristin):
    - 14220/14222 Park Avenue
    - 712/714 E. 143rd Street
    - 708/710 E. 143rd Street
    - 14200 & 14201 E. 143rd Court
    - The hump at 14216/14218 Park Avenue
- Kathy indicated she rec'd an estimate from Gardenview re: the retaining wall at 14215 E. 143rd Court. It was very expensive (over $14,000), so she indicated she would just make the repairs independently.
- We had a long discussion re: tree removal. We have an interest in developing a plan to remove and replace all of our ash trees over the next 8-10 years. We want to remove the ongoing hazard and cost of having ash trees on the property. We would remove them, then replace the trees with the free trees provided by the Burnsville City's free tree program. We will plant them more judiciously around the neighborhood. Anne met with a tree company, who will help us develop a plan. Kathy asked Anne to secure an estimate for Custom Cuts to price-out the removal of each of the ash trees identified on her map. We agreed to remove the following trees right away.
    - 2 spruce (dying and problematic) and 1 ash tree behind 14200 Park Avenue
    - 1 ash tree behind 804 E. 143rd Street.

Anne will secure the costs for our next meeting in July from Custom Cuts for the removal of each of the ash trees on the map, and we will pursue the removal, at a minimum, of the tree behind 804 E. 143rd Street as Kathy needs to attack the paving work starting July 20th, and is unable to do that without the tree being removed first.

6. The meeting was adjourned at 9:32pm. (Kristin/Luann)