



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)
Annual Meeting Minutes
June 18, 2025

President Kathy Carlson brought the meeting to order at 7:12pm. Also, in attendance were Board members Anne Schwartz (Treasurer), Joelen Hansen (Secretary) and Rose Brown. There were several homeowners in attendance in-person (see sign-in document) and on Zoom, all of which could not be identified.

1. Kathy Carlson read the June 20, 2024 Meeting Minutes and they were approved with minor corrections and no objections. (Kathy Carlson/Rose Brown)
2. Anne Schwartz provided the 2024 Financial Report, which included the following documents:
 - 2024 Budget v. Actual Expenditures
 - Insurance Analysis
 - Explanation of Dues Increase
 - Annual Increase Analysis
 - Approved 2025 Budget

The attendees had several questions around the monthly increase. We discussed alternatives to standard insurance coverage, including homeowners managing their own insurance and/or the opportunity to self-insurance and/or use a captive.

Starting July 1st, the monthly dues will increase to \$525.00

3. Kathy provided a list of the property improvements from 06.01.24 – 05.31.25 (see PAHA 2024 Accomplishments Page). She described the new project focused on landscaping and we ran through the anticipated improvements/repairs scheduled for the 2024-2025 fiscal year.
4. Kathy updated the homeowners on the current status of the governing documents. We will be updating the New Members booklet with these documents and also will be developing a website in order to host the documents on line to avoid the future need to distribute a physical booklet.
5. Kathy updated the homeowners on the current status of the roofing initiative and the projected costs. There was much discussion about the special assessment – timing, value, etc. Kristen Becker advised those in attendance that there is the possibility the assessment is covered under their HO6 policies, and that they should

check with their carrier/agent on that possibility. Kathy agreed to send out an email on the subject matter.

6. The homeowners in attendance unanimously agreed to renew Anne Schwartz (Wayne Hentges/Carlos Juhn) & Rose Brown's (Annie Boehne/Wayne Hentges) 3-year membership on the Board. Kristen Becker identified that she would be interested in being on the Board.
7. Joelen Hansen reminded those in attendance of the need to keep our grounds clean and a reminder of some of the requirements under the Architectural Controls.
8. A reminder was provided to the attendees about providing Kathy with a copy of their HO6 declaration (dec) page. She will be maintaining a log to ensure all homeowners have the \$50,000 in loss assessment as part of their coverage.
9. The meeting was adjourned at 8:52pm. (Kathy Carlson/Wayne Hentges)