



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

August 19, 2026

President Kathy Carlson brought the meeting to order at 7:11 pm. Those in attendance were Board Members, Anne Schwartz (Treasurer), Kristin Becker (VP) & Rose Brown.

1. We reviewed and approved the July 15, 2026 Meeting Minutes as read with minor corrections. (Kathy/Anne)
2. We reviewed and approved the July, 2026 Treasurer's report. (Kathy/Rose)
 - In planning this year's allocation of dues, we did not take into account the special insurance assessment of \$15/month per HO for repaying the debt the insurance fund owed the operating fund from 2025. We authorize Anne to push the \$810 into the operating fund to manage this issue. Next year we will track it separately to see if we want to utilize that money to pay the insurance fund. (Anne/Kathy)
3. Summer projects update:
 - Asphalt: J&W completed their work last month. We had an excellent customer service experience with Joe, the Project Manager, and their team and agreed to utilize them again next summer when we complete more driveways. They did break the camera at Jorge Gavidia's home and are working with him to reimburse him for a replacement. We had a minor issue at one of the homes on 143rd Street where the irrigation nozzle was in the way of the intended driveway. We worked w/Northern Irrigation to get that managed. Also, Patti Langworthy took on new renters without telling us and they breached the yellow caution tape while they were moving in with their U-Haul, parking on the new driveway for several hours on the August 1st, which was only 3 days post-installation. Anne was able to get the renters to comply with the parking restrictions and Joe came out to look at the driveway and felt there was no permanent damage to the driveway.
 - Soft House Washing: Subzero was out to perform the house washing. The project is completed and we came to the conclusion that we will need to utilize hard washing next time as the soft washing did not provide the pressure needed to remove the mold. We agreed to table that until next summer.
 - Tree Removal: All trees on this summer's list have been managed now.
 - Grass Seed: Completed in the areas previously provided to Gardenview. Now that we have spots due to tree removal, they will need to be back out to do more seeding. Kathy provided them with that list last week and will continue to monitor the situation.

- Gutters: Kathy was asked at the July meeting to secure additional bids, but was unable to do that this month. The Board decided we should at least get gutters put on those homes which received full asphalt driveways this summer. Each home will cost \$2,245. A motion was put forth and agreed upon to proceed with getting those gutters installed. (Kristin/Rose). Kathy will initiate that project.
4. Kathy provided an update on the Yolanda Lee-Adams legal matter. There has been little movement. More is expected over the winter.
 5. Kathy gave a current update as to the repairs and reimbursement plan for 14215 143rd Court. All repairs have been completed. We received the check from GEICO, which will be deposited upon receipt of a corrected check from Adeel Lari. Anne will handle and then pay the bills once Kathy gathers an COI from both Lindstrom and the railing repair company.
 6. Anne was asked about her bookkeeping search. There has been no movement at present.
 7. The meeting was adjourned at 8.10pm. (Kathy/Rose)