



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

September 15, 2025

President Kathy Carlson brought the meeting to order at 7:10pm. Others in attendance were Board Members, Anne Schwartz (Treasurer), Joelen Hansen (Secretary), Kristin Becker (VP), Rose Brown & LuAnn Rocha. Also attending were Mike Heiderscheid & Sean Nelson from MD Heiderscheid, our roofing contractor.

1. We reviewed and approved the August 18, 2025 Meeting Minutes as read. (Kathy/Rose)
2. We reviewed and approved the September 2025 Treasurer's report as provided. (Kathy/Rose)
 - Long discussion around Yolanda Lee-Adams' outstanding balance of \$1,910. Her daughter Bianca originally agreed to send in the \$525 in September dues on 09.01, but has now changed that date to 09.19. We will see. Kathy is keeping all correspondence in case we ultimately need evidence if we go to court over the ever-increasing outstanding dues. Anne indicated she received a probate notice for 10.23. She will forward to Kathy. We need someone to attend that hearing.
3. A long conversation was held around the roofing project related to products, process, additional charges and other items. Kathy provided a financing update. After much discussion, the following motions were approved:
 - We agreed to utilize MD Heiderscheid Construction to perform roof repairs with the Malarkey Vista AR Shingle. (Rose/Joelen)
 - We agreed to provide 9 options to the homeowners and that color decisions would be completed by October 1st. (Joelen/Kristin)
 - We agreed that Joelen will determine the roofing drip edging for each color scheme available with the Vista AR Shingle. Color options would not be provided to the homeowners. (Rose/Anne)
4. Kathy updated the Board on the current status of the various projects going on around the Association:
 - Sidewalk/Steps/Stoop/Concrete: Completed last week by Handyman Dan Biese. Invoice has been handled.
 - Gutters: Work has been completed and invoice handled. GardenView's reimbursement check had been processed.

- Vinyl Siding: Midwest Exteriors continued to be non-responsive. Brought siding repair project to Heiderscheid. They are working on a bid.
 - Tree Trimming: Custom Cuts is coming out this week to manage their portion of the project. Kathy will begin tree trimming her portion of the project in October.
 - Railing caps: Will be managed post-roofing project by Heiderscheid.
 - Shutters: Kathy found and purchased the pins from Home Depot. She will begin shutter repairs next week.
 - Plumbing issues at Kristin Becker's home (804 E 143rd St): Kathy needs to take the plate off to see where the water flows and will contact a plumber if need be to snake the lines. It's suspected there is blockage in the pipes.
 - New Members Packet & website development:
Joelen & Kathy met on Wed 07.09 to revise Section 1 of the NMP. Joelen will make the corrections/revisions and will bring those to the October monthly meeting for review with the entire Board. The website is a winter project.
5. We agreed to table the homeowner responsibilities' list until next spring. Joelen is overseeing that project.
6. The meeting was adjourned at 9:05pm. (Kathy/Joelen)