



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

December 17, 2025

President Kathy Carlson brought the meeting to order at 6:23pm. Others in attendance were Board Members, Anne Schwartz (Treasurer), Joelen Hansen (Secretary), Kristin Becker (VP), Rose Brown & LuAnn Rocha.

1. We reviewed and approved the November 19, 2025 Meeting Minutes as read with minor corrections. (Kathy/Joelen)
2. We reviewed and approved the November 2025 Treasurer's report as provided. (Joelen/Rose)
 - Joelen will contact Lenae Dahl about her \$1,516.00 balance.
 - Kathy and Anne updated the Board on the current status of payments and loans from the homeowners. As of 12.17.25, 7 HOs had completed their loan process, 8 HOs have the intention of completing the loan process, 14 HOs had paid-in-full, 8 HOs indicated an intention to PIF before the end of the year & 17 HOs had not responded. Kathy will be communicating with them to get those 17 HOs to react. She had also set-up the ACH for the roofing project. Anne has been depositing checks as they are received and has almost completed the process of separating all roofing transactions in our accounting system. Kathy showed the Board the intended invoice that will be sent out on the 25th of each month starting December 26th. Joelen had assisted with developing an amortization sheet that will automatically recalculate if someone pays a portion of their owed amount in advance.
 - Kathy once again advised the Board of the initiatives being taken to ensure we are recognized as a lienholder with the Lee-Adams' estate. The current outstanding balance as of today is \$2310. Anne provided Kathy with an updated invoice, which she will do at all meetings going forward until the matter has been settled. Daughter #1 (Nicole Sharonne Ross Nash – Coon Rapids) filed to be the Executor of the estate. Daughter #2 (Bianca Clinkscale – San Diego) has objected to this Petition. The judge set an Evidentiary Hearing to 12.18.25 where the sisters will present their evidence to make their case to be the sole Executor. Kathy will continue to monitor that situation to ensure our monthly dues lien and the roofing lien are protected.
 - Kathy advised that we had heard from the insurance carrier with a new policy, but that they had only reduced our premium by \$5. She indicated she will f/u with our broker to understand why we only saw this level of a reduction. We were basically promised a lower premium if we completed the roofing project.

3. Kathy Boice had presented a request to get her water heater vent on top of the house corrected through the roofing company. Sean had advised Kathy C that they did not feel responsible for that vent because it was unrelated to the roofing project and specific to her water heater. Kathy C will advise her that she is responsible for this vent repair.
4. Kathy updated the Board on the current status of the various projects going on around the Association:
 - Vinyl siding repairs: The siding damage project is completed and we await an invoice.
 - Railing caps: Heiderscheid is to manage those after they are done with the siding project. They are having to do some makeshift work to create the caps.
 - Shutters: Shutters have been replaced and repaired. An invoice was presented to Anne last week.
5. Kathy presented the flurry of insurance activity that has occurred with Adeel's property damage.
6. The meeting was adjourned at 7:23pm. (Joelen/Rose)