



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

August 18, 2025

President Kathy Carlson brought the meeting to order at 7:16pm. Others in attendance were Board Members, Anne Schwartz (Treasurer), Joelen Hansen (Secretary) & Rose Brown.

1. We reviewed and approved the July 16, 2025 Meeting Minutes as read (Rose/Anne)
2. We reviewed and approved the July 2025 Treasurer's report as provided. (Kathy/Rose)
 - Yolanda Lee-Adam – Kathy advised the Board of the current situation w/the daughter. They are unable to take possession of the home because Yolanda didn't complete a will. They have to go through probate. After much discussion, we agreed on the following motion:
 - The Lee family must continue to pay the monthly dues of \$525.00 starting 09.01.25. We will not pursue anything against the family for the \$1385 in arrears until they are able to manage the mortgage or 09.15.26 arrives, whichever is sooner. (Kathy/Joelen) Kathy will advise the daughter of this plan.
 - Krys Blue – Kathy read the email that she received this afternoon from the Blue's. They had been paying their dues on time and the checks are not being cashed in a timely manner, then they were being assessed a late fee penalty. After much discussion, we asked Anne to talk with Dave our Bookkeeper to ensure he gets the checks deposited in a timely manner, preferably on the 10th of each month & then again before the month was over. It is unacceptable for him to hold onto checks for a month before they're cashed. It not only makes the Board look odd, but it makes accounting difficult. Anne agreed to the plan.
3. Anne indicated that she called Buckingham to place Luann's name on the account.
4. Kathy provided an update on our roofing project. Coming into the meeting she had just received notice from NCB that they were disinterested in providing us with a loan. After much discussion, Kathy indicated she would investigate their reasoning in the morning and then determine where to secure funds after working w/NCB to resolve their concerns. Kathy will also work through counsel to see if we need a document for each homeowner making the special assessment legally binding.

5. Kathy updated the Board on the current status of the various projects going on around the Association:
 - Vinyl siding repair:
Kathy has reached out to Midwest Exteriors to get a bid. She scoured through old receipts and found the name of the siding. She will continue to work with them to get an estimate.
 - Sidewalk/Steps/Stoop/Concrete repair: (Kathy/Joelen)
We received an estimate from Handyman Dan in the amount of \$5,882.12. The Board agreed to proceed with the repairs.
 - Chimney analysis & repair:
After Kristin Becker and Kathy Carlson power-washed their homes they realized that the black on the chimneys was a stain, and that there is no need for any real repairs this summer. The chimney cap on the Rutkowski home (714 E 143rd St) can wait until next summer.
 - Shutters: Kathy secured a bid from Handyman Dan for \$4,048.66 to fix the shutters. She was also able to locate the pins for the shutters at Walmart and we decided that she will fix the shutters instead of going with an outside vendor.
 - Gutters: Gutter repair was managed and paid for this last month by Midwest Exteriors. GardenView will be reimbursing us \$191.00 for their part in the damage.
 - 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 September monthly meeting for review with the entire Board. The website is a winter project.
 - Railing caps:
We await the roofing project before proceeding with railing cap repair.
 - Tree trimming:
Anne & Kathy met on Sat, 07.12 to walk the grounds and make a list of the trees that need to be addressed in 2025. We assigned each other to do most of the work, but some of the work needs to be performed by Custom Cuts. Anne is managing Custom Cuts work, which is going to cost an estimate of \$2,137.
 - 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.

6. Kathy and Joelen met in July to compile a list of homeowner repairs that need to be done by the owners themselves. She will be working on that this month to advise them of their problem areas, and provide a reasonable time period in which to get the work completed.
7. We discussed options for the upcoming newsletter:
 - Update on repairs
 - Roofing
 - Cul-de-sac
 - Night to unite
8. The meeting was adjourned at 8:36pm. (Joelen/Anne)