



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

March 16, 2026

President Kathy Carlson brought the meeting to order at 7.17 pm. Those in attendance were Board Members, Anne Schwartz (Treasurer), Kristin Becker (VP), Joelen Hansen (Secretary) Rose Brown & Luann Rocha.

1. We reviewed and approved the February 25, 2026 Meeting Minutes as read with minor corrections. (Rose/Kristin)
2. We reviewed the January and February, 2026 Treasurer's reports. There were some issues with the numbers and Anne wanted to discuss the reports with Dave first before they were approved. Joelen agreed to contact those HOs who were more than 1-month delinquent.
3. Kathy and Anne provided an update on the current status of the roofing re-amortization. They had met earlier in the month, and after deliberation, felt we should leave \$5000 in the fund to handle the under of what we were now going to be taking in each month. We agreed to pay \$325,000 to the bank by April 1st, which would require a \$35,000 transfer from the Capital Maintenance Fund (CMF) to make the transfer in order to have enough in the bank to manage the monthly payment, which would now be reduced to \$2,133.23/month. With the sale of the Jennifer Kent home, we now have 19 HOs who are paying \$109.61/month, or \$2,082.59, leaving us \$50.64/month short. This difference will be siphoned from the \$5,000 we have left in the bank, allowing us 8.25 years of coverage. The addt'l. 1.75 years = \$924.88 in unallotted funds will be secured by other means over the course of the next 8+ years. All Board members were in agreement w/the plan.
4. Kathy provided the current status of the Yolanda Lee-Adams account and legal proceedings. We await the Personal Representative to named in the suit by the Court. We have instructed our attorney to make the proper filings.
5. We discussed the current status of the insurance renewal. Brock from Marsh is locating options for us and will be at our April meeting to present. It appears that we may be seeing some significant savings with the May renewal.
6. We discussed the contingency plan with our ongoing bookkeeping needs. Kathy had volunteered, but we agreed that we need additional checks/balances, and should use an outside organization for that purpose.

Anne was going to research some options and will present them to the Board in June. Some of the options include: HOA Asst, HOA Assoc CPA, her personal CPA, or another bookkeeping company. Kristin had also spoken to a colleague at her bank/employer and provided us with some software options.

7. The Board went through and made corrections to the contents of the New Member Packet. Kathy will make the changes, upload them to the new website, and advise the HOs of the new documents. We will not be publishing a hardcopy of the NMP for the HOs this time around, or any time in the future.
8. We discussed the 14206 E. 143rd Court closing that occurred on March 13th.
9. We discussed newsletter ideas:
 - Parking on lawns causes lawn and irrigation system damage.
 - Space needed between trash bins on pick-up day.
 - Maintain grills away from the house.
10. The meeting was adjourned at 09:09pm. (Kristin/Rose)