



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

October 21, 2026

President Kathy Carlson brought the meeting to order at 7:00 pm. Those in attendance were Board Members, Anne Schwartz (Treasurer), Kristin Becker (VP), Rose Brown, LuAnn Rocha and homeowner Krys Blue.

1. We reviewed and approved the September 16, 2026 Meeting Minutes as read with minor corrections. (Rose/Kristin)
2. Krys Blue attended the meeting to discuss her and Chris' plans for their deck. We discussed the email she received from the Board. She is getting a composite deck done and is using the same vendor that Rose Brown utilized. They anticipate getting the deck done in Nov, 2026. The vendor will manage the permits. To assist her, Kathy agreed to complete the Architectural Controls document on behalf of the Blue's once Krys sends her a copy of the estimate. This will be just a matter of process, as approval is already assumed.
3. We reviewed the August and September, 2026 Treasurer's report.
 - Anne was unable to provide Treasurer reports that were complete and ready for a vote. The Board encouraged Anne to get together in-person with Dave to repair the report so we have a ready report at our next meeting in November.
 - We agreed on the following plan to pursue a new accounting vendor.
 - Anne will provide a list of services that she is seeking to have available and the vendors she has in mind to utilize by November 4th. Kathy, Luann and Kristin volunteered to pursue the RFP, and will attempt to present those to the Board by our next meeting.
 - Anne is going to go through the checkbook to develop a log on where checks have been changed between accounts and to determine what movement needs to occur to in order to right those account.
 - Ken Lawber needs an email as he remains \$2,249.09 in arrears.
 - Kathy will again contact Carlos Juhn about getting set up with the ACH.
4. Summer projects update:
 - Kathy received an updated gutter estimate, which is \$9,194.19 to install front gutters on the 3 homes which received asphalt this summer (14220/14222 Park Avenue already have front gutters). This is a total of \$1,532.37/homeowner. This includes the repairs to the gutter on the back of 708 E. 149th Street's (Manaen) party wall which is experiencing leakage. They are also placing an additional gutter at

14222 Park Avenue (Carlson) per her request to help manage a rain barrel, which is going to be paid by the homeowner separately.

- Anne is still developing a map of the area which will help us to establish our long-term tree plan.
5. Kathy provided an update on the Yolanda Lee-Adams' estate. Accordingly to the legal proceedings, PAHA will likely not be receiving any monies back, except for what is statutorily due. That is, any new homeowner would be required to pay for 6 months of outstanding dues (\$3,450). Kathy had previously sent an email from counsel around to the Board members explaining the situation. Basically, the house is underwater and there will likely be no funds available from the estate. Our current lien is \$17,358.00 as of 10.10.26.

In lieu of this, the Board agreed to pay the roof loan off from the reserve funds of approximately \$10,000 (loan + late fees + interest). The Board voted on and agreed that if we do get some reimbursement from the legal proceedings, we will pay the reserve funds back. (LuAnn/Rose).

6. Ken Pallas & Cindy Seavey are selling their home. Kathy advised the Board they paid for the roofing special assessment in full. Kathy has been trying to address the concrete problem (see attached pictures) that the homeowner had concerns about, but our normal masonry vendor has not been returning her calls/texts/emails. She is now subject to find a new vendor.
7. We discussed the matter of Robert Wolf's passing (14211 E. 143rd Court). He paid his roofing special assessment in full. His niece is handling his affairs – Suzy Griak at 651.423.2784. We discussed getting them a plant or some flowers from the Association, but Anne & Rose had been to the visitation earlier in the day and discovered that the family is looking for donations to the American Cancer Society. The Board agreed that Kathy would get out a \$50.00 donation in the name of the Board.
8. Benjamin & Kathryn Schroeder just had twins, but they were born 2 months early and are in ICU at Children's. We agreed to get them a \$100 Walmart gift card on behalf of the Association.
9. We discussed newsletter ideas:
- Vendors
 - Transfer on Death paperwork – it gets filed w/the Association
 - Review of snow removal
 - We don't sand or salt driveways. That is the homeowners responsibility.
 - Salt on the new asphalt – maybe avoid it.
 - Christmas decorations.
 - Bring your hoses in
10. The meeting was adjourned at 8.23pm. (Kathy/Rose)

