



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

May 21, 2025

President Kathy Carlson brought the meeting to order at 7:12pm. Others in attendance were Board Members, Anne Schwartz (Treasurer), Joelen Hansen (Secretary), Rose Brown and Homeowner Roxann Manaen.

1. We reviewed and approved the April 23, 2025 Meeting Minutes as read with minor corrections. (Rose/Joelen)
2. We reviewed and approved the April, 2025 Treasurer's reports as provided. (Rose/Joelen)
 - Joelen will submit an email to Sher re: late dues.
3. After much discussion, we agreed to increase the monthly dues starting on July 1, 2025 by \$150.00 to a total of \$525.00/month per home. (Anne/Joelen)
The breakdown in dues are as follows:
 - Raise the operating fund and reserve fund \$9/month (a little less than the allowed 5%) to equate to \$197.00/month
 - Raise the insurance fund \$328.00.
 - \$313.00: We agreed on a probable approximate 30% increase (although we experienced an almost 63% increase this year).
 - \$15.00: We need to recoup into our operating fund the \$16,100 that we had to extract to pay for the 2025 insurance bill.
 - $\$197.00 + \$328.00 = \$525.00$
4. The Board voted on and confirmed the proposed improvements/projects for 2025-26 (see below) (Anne/Kathy), and approved the preliminary budget as provided by Anne, knowing things will change throughout the year. (Anne/Kathy)
5. Kathy provided an update on the governing documents. They were approved by the Dakota County Judge on April 16th. There is a 60-day time frame for anyone to appeal the decision. Atty Ryan and Kathy agreed we would wait that time frame before filing with the Dakota County Registrar. That is scheduled for June 16th. Once that is done, these documents will likely be approved and we can set in motion the special assessment voting process for the roofing project.

6. Kathy presented the various bids collected again for the roofing project. After much discussion, the Board voted and agreed upon proceeding with the MNRC bid on the GAF Timberline UHDZ w/Golden Pledge Warranty that came in at \$521,491. (Kathy/Anne)
7. Rose & Anne attended last week's HOA Network meeting and were advised by all professional parties in the room not to attempt individual property coverage. There are legal and practical reasons to not disband of our current coverage. Kathy had an interest in pursuing some other method of managing our coverage, as the current system remains untenable and it will only get worse. She will do some research over the next few months to see if there are other options, such as developing a captive or pushing coverage directly onto the homeowners.
8. We discussed the upcoming annual meeting and the proposed agenda. (Kathy)
9. Anne had suggestions for the new members packet:
 - Change the ACH form to reflect the 10th of the month.
 - Change the Architectural Controls that vehicles should not be parked on the grass as it causes damage to the grass, potential sprinkler heads, and it makes it difficult to mow. Kathy agreed to send out a reminder email now, as the Architectural Control docs just got authorized by the Court.
 - We had a meaty discussion around not using grills w/I 10' of the house. We decided not to pursue this idea.

Adjourn Meeting at 9:30pm. (Kathy/Joelen)

VINYL SIDING	Approx. cost = \$2000	Unknown Vendor
14401 Portland Ave (Greener)	Missing front section	
14407 Portland Ave Behsudi)	Party wall damage	
14222 Park Ave (Carlson)	Piece along the back door	
708 E. 143rd (Manaen)	Front door repair	
806 E. 143rd (Washington)	Front door trim	
14204 E. 143rd Ct. (Ruesink)	Lower level door trim repair	
14207 E. 143rd Ct. (Goyal)	Garage trim	
14212 E. 143rd Ct. (Wright)	Above garage trim.	
14215 E. 143rd Ct. (Lari)	Vent cap replacement, rear siding repair	
14216 E. 143rd Ct. (Kachnowicz)	Hole under living room window	

RAILING CAPS	Approx. cost = \$1100	MNRC
14401 Portland Ave (Greener)	1 - Dark Grey	
14403 Portland Ave (Lopez)	2 - Dark Brown	
14405 Portland Ave (Simonet)	1 - Dark Grey	
14202 Park Ave (Adams-Lee)	1 - Taupe	
14210 Park Ave (Arrivillaga)	2 - Black	
14212 Park Ave (Rocha)	1 - Taupe	
14222 Park Ave (Carlson)	1 - Taupe	
14232 Park Ave (Brown)	1 - Taupe	
806 E. 143rd St (Washingtonn)	1 - White	
14200 E. 143rd Ct (Baskfield)	1 - Taupe	
14203 E. 143rd Ct (Brown)	1 - White	
14206 E. 143rd Ct (Kent)	1 - White	
14207 E. 143rd Ct (Goyal)	3 - Dark Brown	
14208 E. 143rd Ct (Hentges)	1 - White	
14213 E. 143rd Ct (Carter)	1 - Taupe	
14215 E. 143rd Ct (Lari)	1 - White	
14217 E. 143rd Ct (Daly)	2 - White	

SIDEWALK REPAIR	Approx. cost = \$2000	Dan Beise - PAHA Handyman
14210 Park Ave S (Arrivillaga)	Repair trip hazard/sunken area/hole/cover plastic pipe	
14222 Park Ave S (Carlson)	Broken piece	
806 E. 143rd St (Washington)	Large crack	
14201 E 143rd Ct (Blue)	Crack near driveway	
14202 E 143rd Ct (Dahl)	Hole in sidewalk	
14215 E 143rd Ct (Lari)	Gap repair x 2	
14216 E 143d Ct (Kachnowicz)	Sidewalk section heaved up	
14217 E 143rd Ct (Daly)	Large crack & hole in sidewalk/crack in stoop	

CHIMNEYS	Approx. cost = \$3000	Unknown Vendor
714 E 143rd St (Rutkowski)	Concrete cap near surface	
804 E. 143rd St (Becker)	Check for fire hazard - clean/repair/replace brick	

TREE TRIMMING		Approx. cost = \$1000	
14202 Park Ave (Adams-Lee)	2 trees		
804 E. 143rd St (Becker)	1 tree		
806 E. 143rd St. (Washington)	1 tree		
14210 E. 143rd Ct (Ghalichi)	1 tree		
14212 E. 143rd Ct. (Wright)	1 tree		
GRASS SEEDING (NOT GV RESP)		Approx. cost = \$1000	Gardenview
14210 Park Ave (Arrivillaga)	Various spots on large lawn		
14222 Park Ave (Carlson)	Near front door and landscape edging		
14226 Park Ave (Beneke/Schramel)	Around edging & front yard		
14232 Park Ave (Brown)	Around edging		
14234 Park Ave (Juhn)	Where tree was removed/along edge of sidewalk		
806 E. 143rd St (Washington)	Along edging & back of house		
14207 E. 143rd Ct (Goyal)	Near driveway & front sidewalk		
14210 E. 143rd Ct (Ghalichi)	Near driveway & front sidewalk		
14212 E. 143rd Ct (Wright)	Near edging & driveway		
14214 E. 143rd Ct (Schroeder)	Near driveway		
14216 E. 143rd Ct (Kachnowicz)	Near driveway		