



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

July 16, 2025

President Kathy Carlson brought the meeting to order at 7:05pm. Others in attendance were Board Members, Anne Schwartz (Treasurer), Joelen Hansen (Secretary), Rose Brown and Homeowners Kristin Becker and LuAnn Rocha.

1. We reviewed and approved the May 21, 2025 Meeting Minutes as read with minor corrections. (Kathy/Anne)
2. We reviewed and approved the May (Kathy/Joelen) & June (Kathy/Rose), 2025 Treasurer's report as provided.
 - We agreed that Joelen would send out reminder letters on the dues to Yolanda Adams-Lee, Brooke Brown, Lenae Dahl & Ken Lawber.
 - Yolanda Adams-Lee should have been subject to a \$30 late fee. Anne will make those corrections.
3. Kathy updated the Board on the current status of the various projects going on with the Board:
 - Vinyl siding repair:
Kathy had called Austin/Olivia (who did deck work for Joelen last summer) x 2 at 507.491.6358 w/o a response. Joelen recommended she use 651.402.215 to contact Olivia directly.
 - Railing caps:
No movement will be made on railing caps until after the roofing project is completed.
 - Sidewalk/Steps/Stoop/Concrete repair:
These will be done by Handyman Dan. He was on vacation last week when Kathy started investigating his ability to manage the repairs. She is attempting to coordinate a walk-through.
 - Chimney analysis & repair:
Kathy contacted Chimney Doors, who would not do a walk-through of only the outside of the homes. She contacted MS Chimney today and is working on setting an appt.
 - Shutters:
No movement yet.
 - HO's responsibilities:

Kathy & Joelen met on Wed, 07.09 and selected the repairs to each home that we will insist get completed. These selections were based off the extent of damage, safety concerns, and whether the Association had plans to repair other portions of their homes in 2025. Kathy compiled the list with pictures so that Joelen can email the homeowner advising them of their requirements to live up to the Architectural Controls and living standards that we're trying to maintain at PAHA. We will monitor those repairs that the homeowner needs to make to ensure they get completed in a timely manner.

- Gutter repair:

Kathy had a meeting w/Midwest Exteriors on Thursday, 07.17, to go over gutter repairs around the facility. She compiled a list of pictures and concerns. We anticipate making those repairs before mid-August.

- 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 August monthly meeting for review with the entire Board. The website is a winter project.

- Insurance options:

Kathy met with a neighbor down the street who lives in the non-Association duplexes on Park Ave to discuss how they operate their individual insurance. They all maintain both interior & exterior insurance, similar to a single-family dwelling. Kathy will continue to investigate our ability to change our insurance situation.

- 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 that portion of the project.

4. Kathy & Kristin Becker met at her home at 804 E 143rd Street with Joe Barten, Dakota County Water Mgmt Supervisor, to discuss the flooding that occurs next to the retaining wall by her house. It was determined that the water runs from the south side of the wall to the north, but we do not know where it goes from there. There are concerns that it might be plugged, and we may need to get someone out to snake-out the debris. There might be damage to the piping system. The first move is to check the other drain, which Kristin & Kathy will manage and go from there. In the meantime, Kathy was almost done drawing up specs for Kristin's landscaping project, which will begin soon.
5. Kathy provided an update on the governing documents, which are prescient to our ability to begin the roofing project. It is unclear at this point whether the County has registered the documents. She has a call into counsel. Once the documents are formal, we can make a stronger move toward financing the

project. Kathy does have a call into our financing partner at National Cooperative Bank out of MA to begin the process. We are setting up the financing, and will then put a letter out to the HOs advising them of their four (4) options (finance through us paying monthly w/interest, financing themselves, paying straight cash &/or securing reimbursement from their insurance carrier). We are still hoping for a 09.01.25 start date on the roofing project. We did review the MNRC contract, which Kathy had presented counsel to review. They saw no concerns w/the contract. The Board agreed with the contract, which Kathy will sign once we have the financing in order, which again, is dependent upon the governing documents.

6. Voluntarily Kristin Becker agreed to be appointed VP on the Board (Kathy/Joelen) & LuAnn Rocha agreed to be appointed as a Board member (Kathy/Anne). The Board unanimously agreed, and we will place them up for an official vote at next year's Annual Meeting.
7. With Kathy Manthey leaving the Board, LuAnn agreed to be the point person going forward for Buckingham and our garbage/recycling pickup.
8. Anne had concerns about Patti Langworthy's shrubbery beds, which are out of control and need to be managed. Since Patti created her own landscaping, it's her responsibility to maintain it. Joelen will send an email reminding her to clean up the space.
9. Anne advised the Board that there was an accident on Monday at 14215 E 143rd Court. Someone associated with the family that is renting the unit revved his car that caused it to back up into the garbage cans, then pulled forward, thought the vehicle was in drive, and revved the car back again, this time running into the brick wall, across the retaining wall and into the railing of the Carter's home. Police & fire were called to the scene. The driver's carrier should be handling the damages, but Kathy did report the claim to our broker just as a heads-up in case we ultimately need to formally file a property claim with Auto-Owners.
10. Kristin recommended we include a page in the New Members Packet with a list of known/preferred contractors. The Board agreed this was a good idea.
11. Kristin also was wondering about whether we paid Gardenview for the work they did this summer planting the grass seed in the areas that they damaged over the winter. The answer was no. Every year, Gardenview accepts responsibility for this damage and repairs it.

12. Rose asked about the response to the August 5th Summer Bash. Kathy advised that she had not heard from any of the homeowners yet. She plans on sending another email on Friday.
13. The meeting was adjourned at 9:17pm. (Joelen/Anne)