



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

February 19, 2025

President Kathy Carlson brought the meeting to order at 7:14pm. Also in attendance were Board Members Kathy Manthey (VP), Anne Schwartz (Treasurer), Joelen Hansen (Secretary) and Rose Brown.

1. We reviewed and approved the January 15, 2024 Meeting Minutes as read with minor corrections. (Rose/Joelen)
2. We reviewed and approved the January 31, 2025 Treasurer's reports as provided. (Kathy M/Rose)
3. Kathy C updated the Board on the governing documents' court action.
4. Kathy C updated the Board about Patti Langworthy's damaged roof claim (708 East 143rd Street). MNRC & the handyman met w/the renters and HO last month. It was decided that the repairs would not be completed until after the roof project is completed. This house is one of the homes on the roof replacement list.
5. Kathy C advised that Vallentine Manani at 14208 Park Avenue requested to be placed on the rental list. Anne agreed to keep a formal list so we can keep track of the requests.
6. Anne indicated that checks keep coming in through the 15th. With the fact that the EFT is being processed on the 10th, checks should be expected by then too. Anne will provide Joelen with a list of those who pay by check and Joelen will send in a notice that they need to pay by the 10th.
7. Anne asked Kathy C to f/u about our 05.01.25 BOP renewal. Kathy C indicated she will contact our agent tomorrow and then set a personal calendar to manage it on Feb. 1st for years following to ensure it gets handled w/i the standard 90-day time frame.
8. Anne indicated there was a new HOA LN website. She gave us an update from the last meeting and some items going on w/the HOA LN.

9. Kathy advised the group that EmpowerFirst is a new property management group that MNRC is starting that is focused on technology and AI solutions. The Board agreed to allow them to come to the next meeting to pitch their idea.
10. We had a discussion about the Wood Park park changes.
11. Adjourn Meeting at 8:14pm. (Rose/Joelen)