



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

July 15, 2026

President Kathy Carlson brought the meeting to order at 7:02 pm. Those in attendance were Board Members, Anne Schwartz (Treasurer), Kristin Becker (VP), Joelen Hansen (Secretary) & Rose Brown.

1. We reviewed and approved the June 17, 2026 Meeting Minutes as read with minor corrections. (Kathy/Kristin)
2. We reviewed and approved the June, 2026 Treasurer's report. (Kathy/Rose)
3. Summer projects update:
 - Railing caps: Kathy advised the Board that this project is done.
 - Asphalt: J&W Asphalt will be coming to remove the asphalt on July 27th and will be laying asphalt on July 29th. Kathy has contacted the City of Burnsville to provide parking leniency so people can have their cars on the street & in the park.
 - House washing: Subzero was out to perform house washing on 07.10.26. They accidentally did 14202/14204 143rd Court instead of 14202/14204 Park Avenue. They agreed to come out to get the home they missed later this month.
 - Grass seed: Gardenview will be doing it later this month.
 - Tree removal/cutting: Custom cuts will be coming out later this month to attack the trees we agreed upon earlier:
 - 14200/14202 Park Ave: Removed diseased ash tree & two spruce trees
 - 14206/14208 Park Ave: Removed diseased flowering crabapple tree in front between the two buildings.
 - 14212/14214 Park Ave: The ash tree in the back has been removed, but the stump will be ground and removed.
 - 14218 Park Ave: The ash tree behind the building will have branches removed.
 - 14224/14226 Park Ave: Remove the spruce tree behind the home.
 - 14214 E. 143rd Court: Remove the ash tree branches overhanging & touching the deck.
 - 804/806 E. 143rd Street: Ash tree behind the home has already been removed.

- Kathy secured a gutter bid from Midwest Exteriors for all of the homes which have received new aprons, but did not get gutters. Those are:
 - 708 E. 143rd Street (w/gutter repair near the back party wall)
 - 710 E. 143rd Street
 - 712 E. 143rd Street
 - 714 E. 143rd Street
 - 804 E. 143rd Street
 - 806 E. 143rd Street
 - 14200 E. 143rd Court
 - 14201 E. 143rd Court
 - 14202 E. 143rd Court
 - 14204 E. 143rd Court
 - 14211 E. 143rd Court
 - 14213 E. 143rd Court
 - 14215 E. 143rd Court
 - 14217 E. 143rd Court
 - 14218 E. 143rd Court
 - 14220 E. 143rd Court
 - 14204 Park Avenue
 - 14206 Park Avenue
 - 14228 Park Avenue
 - 14230 Park Avenue
 - 14236 Park Avenue
 - 14238 Park Avenue
 - 14405 Portland Avenue
 - 14407 Portland Avenue

These represent 24 homes. The bid was \$53,881, which is around \$2,245/home. Kathy was asked to go out & get more bids.

4. Yolanda Lee-Adams account and legal proceedings update. The property has been given a value of \$288,189. There is a mortgage lien of \$275,994.93. There are other claims/creditors totaling \$5,239.51. The property was labeled “abandoned” by the court on 06.29.26. Our interests have been acknowledged. Kathy sent an email to counsel as to our position on the creditors’ list, but has not heard back. She will continue to keep everyone apprised of the current lien amount.
5. Kathy gave a current update as to the repairs and reimbursement plan for 14215 143rd Court. We owe Lindstrom \$2,217.98 in winter preparation costs and another \$2,300.00 for the railing repair at Jean Carter’s house, totalling \$4,517.98 in repairs. We settled with GEICO for \$3,280.46 and are awaiting the check. Adeel paid the difference of \$1,237.52 (actually \$1,238.99, which was a \$1.47 over), which Anne has in her possession. Once we get the check from GEICO, she will deposit both checks and we will be done w/this matter.

6. Anne was asked about her bookkeeping search. There has been no movement at present.
7. We briefly discussed Nite to Unite party, moving the start time from 7pm to 6pm. Kathy will alert the homeowners.
8. The meeting was adjourned at 8.09pm. (Kristin/Joelen)