



PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)

Meeting Minutes

November 19, 2025

President Kathy Carlson brought the meeting to order at 7:04pm. Others in attendance were Board Members, Anne Schwartz (Treasurer), Joelen Hansen (Secretary), Kristin Becker (VP), Rose Brown & LuAnn Rocha.

1. We reviewed and approved the October 15, 2025 Meeting Minutes as read. (Kathy/Joelen)

2. We reviewed and approved the October 2025 Treasurer's report as provided. (Joelen/Rose)

- Joelen will contact Lenae Dahl about her \$961.00 balance.
- Anne had managed the Special Assessment account bookkeeping, which was on the monthly Treasurer's report. We had a long discussion around the specifics of the PAHA loan program and what that would look like. We are seriously considering doing our own invoicing around this instead of using Dave. Anne and Kathy will get together to create a tracking system. They are working on the Special Assessment Contract that those who are taking out loans will have to sign. We will insist that all of the loanees would have to utilize ACH for payment unless they make specific arrangements with us. Our goal date to have all contracts signed and the ACH set-up is January 1, 2026.
- Kathy advised the Board of the initiatives being taken to ensure we are recognized as a lienholder with the Lee-Adams' estate. The current outstanding balance as of today is \$2310. Anne provided Kathy with an updated invoice, which she will do at all meetings going forward until the matter has been settled. Daughter #1 (Nicole Sharonne Ross Nash – Coon Rapids) filed to be the Executor of the estate. Daughter #2 (Bianca Clinkscale – San Diego) has objected to this Petition. A Zoom meeting with the Dakota County judge was held on 10.23.25 that Kathy attended. The judge set an Evidentiary Hearing to 12.18.25 where the sisters will present their evidence to make their case to be the sole Executor.

She spoke w/counsel (Ryan), who confirmed that we do not need to do anything here other than to make our lien known to the parties so that when it comes time for the Court to determine who is going to be Executor, we can work with the known Executor to get our money back. We are automatically protected through MNCIOA (MN Stat. 515B). Bianca has been making payments on the account, but not the full amount, and the lien continues to grow. Kathy will continue to notify the parties on a monthly basis of their current obligations to the Association.

- Kristin agreed to work on taking over Dave's work. It's our contingency plan given Dave's age and our interest in making the process more convenient and timely. Kathy had confirmed with Ryan that there are no legal concerns around this

arrangement. The Board agreed on moving on from Dave through a transition phase over the next 6 months, with a full transition to occur by July 1, 2026. After much discussion, Kristin and Anne agreed they would work together to develop a plan to manage the transition.

3. Kathy advised the Board that all aspects of the roofing project were completed within the terms identified in the contract. The \$10,500 brokerage fee has also been paid. There were a few minor repairs that need to be completed: Dave Greener sustained damage to a tire due to a discarded nail, John Baskfield wanted a rain diverter replaced and Sheri Schramel sustained damage to her deck railings. All matters are being handled directly between the homeowner and Sean/Heiderscheid.
4. Kathy updated the Board on the current status of the various projects going on around the Association:
 - Tree Trimming: Custom Cuts completed their work earlier this summer. Kathy intends on doing a portion of her tree trimming this weekend. It won't all get completed, however. Some trees will have to wait until the spring.
 - Vinyl siding repairs: The siding damage project is underway. Heiderscheid should be making the repairs this week.
 - Railing caps: Heiderscheid is to manage those after they are done with the siding project.
 - Shutters: Kathy bought the pins and attempted to make the repairs, but her ladder wasn't long enough. She considered renting a ladder, but was not comfortable being up so high. Instead, she decided to secure some bids. Kathy reached out to the Simonet's handyman who won't do it until the spring, and she is in the midst of securing a bid from Ace. Rose/LuAnn provided a recommendation for a handyman. Kathy will reach out to him.
5. Kathy presented the flurry of insurance activity that has occurred with Adeel's property damage. She attempted to persuade Lindstrom to perform the work on Jean Carter's house and the retaining wall first so that we don't have to deal with securing deductible's from two homeowners. Justin at Lindstrom said he would be fine with that, but he was still waiting for the bid to be approved by Geico. Our insurance carrier is now involved due to the lack of coverage from the at-fault party, who only had \$50k on his limits for property damage.
6. Kathy advised that the Manean's (708 E 143rd St) will be staying in Asia longer than they expected and will be utilizing a home sitter at their house until then. This does not require Board approval since the house sitter is not renting the home.
7. Kathy and Joelen and yet to put the New Members Packet together. They will focus on that project in January.
8. All necessary parties made it to the bank to remove Rose from the bank account and to include Joelen.

9. We discussed various items for the Q4 Newsletter.
10. We decided to have our holiday party before our next Board meeting on 12.17.25. We agreed to bring a \$20 gift and whatever you want for a snack/ appetizer/drink to share.
11. Anne had attended the HOA Leadership meeting and wanted to be a party to the walk-around next spring as she had learned a lot about asphaltting, and was interested in having the presenter of this information to be available for that work in the spring.
12. The meeting was adjourned at 9:28pm. (Kathy/Rose)