PARK AVENUE HOMEOWNER'S ASSOCIATION (PAHA)
Meeting Minutes
January 21, 2026

President Kathy Carlson brought the meeting to order at 7.08pm. Others in attendance were Board Members, Anne Schwartz (Treasurer), Joelen Hansen (Secretary), Kristin Becker (VP) & Rose Brown.

1. We reviewed and approved the December 17, 2025 Meeting Minutes as read with minor corrections. (Kathy/Joelen)

2. We met with Brock Anderson from MarshMcLennen ("Marsh"), who introduced us to Marsh and their capabilities to write insurance for HOAs. We discussed the differential between admitted and non-admitted carriers. Non-admitted carriers are not financially backed (like FDIC w/banks) by the state insurance department, and can often give less comprehensive claims service. The Board agreed that they were comfortable with that if it provided substantial savings, which Brock suggested would be the case. After much discussion, the Board voted and agreed to proceed with signing an Agent of Record to utilize Marsh going forward. (Kathy/Anne). Kathy will contact our current agent to let him know that we would be moving forward with a different agency. Brock will have bids ready for the Board to review at our March 18th meeting so we can solidify our decision before our 05.01.26 x-date.

3. The December 2025 Treasurer's report was unavailable due to technical glitches. Anne agreed to circulate the report at a later date, which we would approve electronically. She did provide the following:

   - The checking account read-out for the roofing project. All HOs have been accounted for except for the Adams-Lee estate. Our current balance is $502,943.63. Our monthly obligation is $5,918.31. Incoming monthly from those who took out loans is $2,192.20 (20 HOs x $109.61/month). It was unanimously agreed that we would like to pay off a chunk of the loan and reduce our monthly obligation to the bank to $2,100/month to avoid unnecessary interest. Kathy agreed to contact the bank to try and make arrangements.
   - Kathy once again 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 $3975. Kathy indicated that the current status with the Court is that they have provided the parties to locate a neutral 3rd-party to manage the proceedings from the estate and gave these parties 30 days to do so. Kathy will continue to update Bianca of her current obligation and will follow the court proceedings to ensure she is recognized. She may write a letter to the court if it is warranted.

- Kristin and Anne agreed to meet before our next Board meeting to develop a plan to bring bookkeeping activities in-house.

4. Kathy presented the Board with the Sher's final numbers around the Park Avenue cul-de-sac. It was Kathy opinion that we owe her $1,006.65 to-date for the maintenance/ improvements to the cul-de-sac. We do not owe her for the monies she spent for the side/front of her house, as that would be her responsibility since she made the repairs independently without presenting the Board with an Architectural Control request or budget for the Board to approve. Kathy will secure a check from Anne and will send it to Sher with an explanation and advising her that she will need to advise the Board of future maintenance costs before proceeding so the Board can approve them.

5. Kathy and Joelen presented the Board with the proposed New Members Packets that were developed. The members were asked to review the packet and provide any corrections to the next meeting for discussion. Kristin agreed to bind the packets, as she has access to the equipment at her place of business.

6. Kathy presented the Board again with the results of the website that she created. The Board agreed that all information could be public, but we want to hold off on uploading the outstanding balances for monthly dues. The Board agreed to reimburse Kathy the $261.20 that she has paid to date once she presents the invoice to Anne. Anne requested her landline be used instead of her cell phone. We talked about future builds around FAQs, a community page & the possibility of making payments through the site. We will work on those in the winter of 2026-27.

7. We authorized Anne to proceed with the anticipated $7,000 cost of managing the Ash Borer treatments this spring. (Anne/Kathy)

8. Kathy indicated the railing caps that were presented by MD Heiderscheid were unacceptable. She's going through some processes to locate new caps. They will not be the same, and we will need to conglomerate caps from one side of the association to the other and then provide HOs w/new caps. She will continue to work on this project over the winter. She is trying to locate compatible caps from a reliable source.

9. Joelen agreed to send out an email to the HOs reminding them that Christmas decorations/lights all need to be either removed or shut off for the season.

10. Anne informed us that she was able to get the 1099 information to our accountant in time for tax season.

11. The meeting was adjourned at 10:06pm. (Kathy/Anne)