

Minutes for January 29, 2023 PMA Annual Meeting

(Residents attended meeting, in person, or on Zoom.

Meeting held at Virginia Caudill's residence—265 Park Meadows Drive @ 2:00PM)

Residents attended in person:

Mark and Susan Carr (#260)

Jeannie Joyce (#115)

Tory Brookshire (#120)

Paul Beck (#225)

Jane Brown (#215)

Joan Champie (#175)

Anne Bohlen (#130)

Kathy Johnson (#145)

Jim Orme (#125)

Julia Cady (#165)

Elaine Jelly (formerly of #185)

Marian Glancy (#115)

Virginia Caudill (#265)

Wayne Gulden (#210)

Bette Kelley (#210)

Connie Johnson-Chapman (#255)

Residents attended on Zoom:

Paulette Olson (#100)

Jung-Yeon Suh (#105)

Peggy Koebernick (#275)

Fran LaSalle (#160)

Marcia Walgren (#185)

Outgoing PMA Trustee, President Elaine Jelly began the meeting: by announcing a PMA Record Review/Audit Committee for 2017-2021 was formed by volunteers Mark Carr, Virginia Caudill, and Paulette Olson.

A Financial Advisory Committee was also formed by volunteers Mark Carr, Carolyn Ray, Jeannie Joyce and Jon Nieberding. Both committees recommended hiring outside source(s) to review potential costs—for the next 20 years—to PMA. Liskay Criterium Engineers was recommended to conduct the study, at a cost of \$4,275.00. The study will begin in the next several months with on-site visual surveys of PMA residence exteriors and some interiors—PMA provided/paid-for appliances (furnaces, AC units, water heaters, etc.)

Elaine announced PMA has a new website—created by new Trustee-elect Wayne Gulden. The website address is www.parkmeadowsassociation.org.

Elaine thanked Julia for her persistence in contracting work completed on PMA residence exteriors—siding replacement and staining, roof replacement, and Phase I of repairs to the eastern swale.

Elaine also mentioned that the breakaway fence was removed and would not be replaced.

She welcomed new residents to PMA.

She also acknowledged Ken Dahms (#170) passing and that Trustees have not **been** notified re: sale of Ken's home. A Memorial service for Ken is scheduled for February 18th at Glen Helen.

Outgoing PMA Trustee, Treasurer Julia Cady distributed a PMA Financial Report (attached) with a Balance Sheet Comparison, and a Profit and Loss Comparison for PMA 2022/2023.

Julia discussed stating goals for this year were met, and she recommended the need to establish "a more disciplined oversight of work completed by contractors"--especially contract work completed for individual homeowners. She recommends that completed work be inspected and approved by a second contractor to ensure that no damage was done to adjacent resident units. (Wayne Gulden suggested that Appendix A of the P&P be revised to include that requirement.)

New PMA Trustees—Marian Glancy, Jim Orme, Wayne Gulden and Bette Kelley were elected. Virginia Caudill and Jeannie Joyce approved/seconded.

Wayne Gulden discussed the new website for PMA and what was appropriate to place on the website. He explained that the State of Ohio has added regulations for HOA information to be included. Carolyn concerned that privacy could be compromised. There was **on-going** debate among attendees re: contents to be included on website.

Another topic for discussion was the need to "flag" (consultants) that PMA is not a HOA, but a PUD and is there a distinction made by the State of Ohio's regulations?

Mark Carr mentioned the removal of the breakaway fence, and the Village says it's okay to park on Wright Street. He also said that the Village/Fire Department emergency services will not drive across "lawns" and that a secondary emergency **y** exit? may be needed?

Note: The fact that Wright Street will be widened—in the future. A recommendation was made to wait until Wright Street was widened, before a replacement of the breakaway fence was constructed and installed.

Kathy Johnson wants to discourage/prohibit people from parking their cars on Park Meadows Drive. Grass is being ruined and muddy water-holding ruts are the consequences.

Paul Beck said that the long-term parking problem needs to be addressed.

A debate was held among attendees re: the potential solution for the problem.

Julia Cady reminded attendees that a PUD requires a balance/ratio of green space-to-housing units.

Carolyn Ray said that Lance's memorial tree was damaged when the snow was plowed. Tree Committee will need to look at it.

FYI for attendees: New Trustees will determine their "titles" at their first meeting in 2003.