

PMA Trustee Meeting for Wednesday, April 26th, 2023

115 Park Meadows Drive at 1:00pm

In Attendance: Marian Glancy, President
Jim Orme, Vice President
Wayne Gulden, Treasurer
Connie Johnson-Chapman, Secretary

Pre-meeting business: Smoke Alarms will be installed by Les Gilford on March 2nd & 3rd. (All residents have been notified.) Existing alarms will be checked and replaced.

Transition Items:

- 1.) Wayne reported latest financial payments/balances:
 - a.) PMA taxes were paid in the amount of \$2,777.00
 - b.) Currently Wayne's and Julia's names are on the WPCU accounts. Wayne wants to include Marian's name on all investment and bank accounts and remove Julia.
 - c.) Vanguard Money Market balance is \$32,465.97, the Wellesley Fund balance is \$125,899.83.
 - d.) WesBanco checking acct. balance is \$110,865.68 and the Money Market balance is \$48,108.77.
 - d.) Wright-Patt Credit Union CD balance is \$21,269.56 and the savings account balance is \$156.29
 - e.) Les Prether payment (check) for landscaping is \$4,056.00. (cashed).
- 2.) Schedule for proposed PMA work—ongoing, and TBD.
- 3.) Landscaping contract w/ Les Prether—a few more todos to be added.

Aside: A current concern is the removal of an old compost and “accumulated junk” pile located on the Commons—West. between the first and second rows—needs to be removed.

Aside: Maddy (#180) wants to establish another compost pile for residents use. She was asked to write a letter describing location, maintenance, etc. of compost pile.

Aside: Marian and Wayne discussed offering PMA residents the opportunity to collect--for removal--fallen tree branches from their and Commons property. Possible staging/pick-up locations need to be discussed/defined.

Transition Items (cont.):

- 4.) The recommendations from the 2022 PMA Audit Committee in combination with the recommendations from Criterium-Liszky Engineers need to be combined and presented to PMA residents—preferably in an all-residents meeting. (Zoom meeting, optional) Possibly in May or June.
- 5.) Needs to be updated: The PMA Residents Service and/or Contractor Providers List (included as an attachment to the PMA Residents' Directory). Trustees suggest requesting trusted contractors' names from residents.

Transition Items (cont.)

- 6.) Heidi of AC Services notified Trustees that dryer vent cleaning by AC Services was denied by owners of residences #150, #220, #185 (not yet moved in), #225.

Trustees said that #220 was the only residence notified—beforehand - re: no service permitted. Trustees discussed the need to reiterate the PMA Policies and Procedures which state

that PMA residents cannot opt out of services provided. Trustees agreed that the "opting out of PMA provided services to residents" needs to be discussed at May's Trustee meeting.

- 7.) Trustees discussed the need for "no parking" signage to be installed on both sides of Park Meadows Drive and, possibly, on the north-east lane. Wayne suggested that a YS Village person—Johnny Burns—maybe a contact for providing/installing the signs. Wayne will reach out to him.
- 8.) Hard copies of meeting minutes, newsletter, resident directory, etc. need to be given to #250 who does not have access to a computer, or smart phone.
- 9.) A database of "just in case" resident emergency/death contact information needs to be created for PMA Trustees reference. (Marian shared that Jon Saari, a former #230 PMA resident had passed.)
- 10.) #275 (Peggy) no longer volunteering as "go-between" with YS Tree Committee. Therefore, straightening of tree hit during snow plowing—in limbo. YS Tree Committee volunteers not responding to calls for assistance. (The tree was originally planted by YS Tree Committee as a memorial to a PMA resident who had passed).

Aside: #105 (Hee-Young) stained their deck.

#135 (Sue) replacement window on a 3 to 4-month wait for delivery/installation. Siding replacement by Purdy Construction to be accomplished first.

Next Trustee Meeting: May 11, 2023 at 1:00pm.

