

PMA Trustee Meeting for Wednesday, July 5th, 2023
115 Park Meadows at 1:00pm

Marian Glancy, President

Jim Orme, Vice President

Wayne Gulden & Bette Kelley, Treasurer

Connie Johnson-Chapman, Secretary

Marian wanted to acknowledge—in the next PMA Notes—Mark Carr and Carolyn Ray for their dedicated volunteer efforts in the preparation for and participation in this year's Yellow Spring's Garden Tour portion of PMA gardens.

The following notes were taken from the Trustees' discussion of the Criterium study/report submitted by Jonah.

Marian wants to have a "follow-up/TBD" conversation w/ Jonah to discuss Trustees' comments, critiques, and/or responses. Wayne brought a hand-out for Trustees. Hand-out contained his comments on/rebuttals to specific Criterium study analyses of current/future PMA costs. Study does project per year/per building maintenance costs, and that residents' current monthly fees are too low and need to be raised. (Which the Trustees already knew.) However, the study did not include PMA Commons grounds maintenance, mowing snow removal and administration costs.

Brainstorming by Trustees:

- 1.) Does PMA continue to pay for residents' HVAC, water heater and softener maintenance and/or replacement?
A savings of \$683,000.00 over 20 years was given in the Criterium report.
- 2.) Wayne's and the Criterium reports projected/suggested

PMA fees are "fairly" close.

- 3.) Do we present data--\$900,000 budget?--to residents over the next 20 years. (Includes building maintenance as well as "Mechanicals.")
- 4.) Budget may allow for re-siding residences if PMA stops paying for "Mechanicals."
- 5.) Before committing to siding/roofing replacement get some feedback from Double-T and Purdin Construction.
- 6.) Trustees need to explore costs of continuing staining and replacing existing wood siding, as needed, or substituting the wood siding with another finish treatment.
- 7.) Trustees agreed that we need to contact other contractors, and/or vendors to propose other "possible alternatives" for exterior treatments and/or roofing.
- 8.) Residents need to vote on exterior treatment options. (Choice of consistent yearly payment for repairs, or up-front cost of replacement with siding alternatives.)
- 9.) Add an assessment fee to be shared/split with owners and PMA?
- 10.) "Stage" repairs, i.e., commit to refinishing one, or two buildings per year.
- 11.) Wayne suggested the sequencing of refinishing buildings be left up to contractors to view site, give cost estimates and prioritize repairs.
- 12.) Trustees agreed—NO VINYL for siding finish material.
- 13.) Trustees NEED MORE INFORMATION! (Specifically, re: siding/staining). Trustees will need to provide more information to residents as alternatives are explored.
- 14.) Observation: many residences have different window

styles, which could impact choice of building finishes and colors.

15.) Purpose of the Criterium study was to provide a critical evaluation of our present monetary resources, future income and costs to the Association for expenses and repairs. We now have that data.

16.) Wayne suggested providing residences a report re: PMA projected "income" versus outgoing expenses over the next ten (minimally) years.

Trustees reviewed comments re: "How do we proceed?"

- 1.) Trustees need to re-examine siding and trim.
- 2.) Have "repeat meetings with current and/or prospective contractors" to discuss their current and/or projected analysis of PMA needed exterior maintenance, repairs, or replacement. (Example given: Richard Taylor, current contractor re: roofs and gutters.)
- 3.) Obtain estimates.
- 4.) Contact building supply sources for material costs and availability information.
- 5.) Provide cost comparisons between contractors.
- 6.) Determine probable rising costs from inflation, and possible "disaster costs" that could happen.
- 7.) Suggest PMA meeting to be held on Sunday, August 13th (time TBD) at YS Senior Center in the Great Room .
Trustees to present a summary of the Criterium study and findings to PMA residents at that meeting. (Note study to be placed on PMA website prior to the meeting.)
- 8.) For meeting: Itemize what replacement costs would be

required from residents if PMA did not cover current costs through monthly fees. Prepare residents for annual raises in monthly fees (unless they want to give up PMA-provided maintenance of buildings and grounds.)

Marian to email Jonah and will look at contractors and options for contractors. During meeting she would like to have photos/samples for options to exterior finish materials and/or treatments. She wants to stress at the August 13th meeting that the whole PMA community needs to agree and conform to the necessary changes.