

PMA Trustee Meeting for Tuesday, July 25th, 2023
115 Park Meadows Drive at 1:00pm

Marian Glancy, President
Jim Orme, Vice President
Wayne Gulden & Bette Kelley, Treasurer
Connie Johnson-Chapman, Secretary

Aside: After last night's downpour, Marian checked water retention/flow in east swale. No water retention and water flowing out and away from residences. She noted that Tanner was to continue trimming the swale.

PMA Siding Repairs:

- 1.) #275 (Koebernick) has a leak in east "dormer" siding, not in window. (Purdy was called to inspect.) Another inspection needs to happen to determine repair strategy.
- 2.) #280 (McVey) has issues with siding repair completed by Matt. (Note: #280 happy with tree removal by Enoch.)
- 3.) Trustees discussed whether to hire Purdy, or Matt, for PMA siding repairs. There are significant delays in them doing the work.

Roof recommendations from two contractors:

- 1.) Marian asked Double T for roof inspection by Owner's son. (Copies of the Double T report were given to each trustee.)
- 2.) Wayne reported his experience w/ representatives from Sherriff-Goslin Roofing Company. (Copies of the Sherriff-Goslin report were given to each trustee.)
- 3.) Trustees discussed the inspections provided by each roofing company and were favorable to Sherriff-Goslin. Their representatives took two days to go on all PMA roofs

in order to provide the Trustees with a repair/replacement analysis. Double T representative did not go on the roofs, but their report included their previous PMA roof replacement history.

Aside: PMA Trustees want to hire a reliable handyman, which is proving to be very difficult, currently.

The proposed date to brief/discuss the Criterium Study with PMA

residents is Sunday, August 13th from 12:00 to 2:00, to be held in the Great Room at the YS Senior Center.

(Notes from a "brainstorm session" to discuss presentation methods and/or strategies follows.)

- 1.) Residents need to be "educated" about Liskay-Criterium Engineers, herein referred to as Criterium.
 - a.) Study was recommended by Finance Committee (Jeannie Joyce, John Nieberding, Carolyn Ray and Mark Carr) which met in the fall of 2022. The Finance Committee recommended Criterium to do the study
 - b.) Trustees and Committee members felt the study was "long" overdue.
 - c.) Therefore, Criterium was contracted to study the "condition" of PMA property, roofing, exterior materials, and treatments, as well as, other PMA expenditures and reserves to determine future PMA financial preparedness for decades to come.

Aside: Marian, Wayne and Bette suggested using a Power Point presentation to brief residents.

- 2.) Marian, and Wayne reiterated what topics need to be included and addressed in the presentation:

- a.) Executive summary of the study
 - b.) Financial analysis
 - c.) Recommendations of the study
 - d.) Association fees.
- 3.) More brainstorming of topics/issues to be addressed by Trustees on August 13th.
- a.) Roofing and siding—repair and/or replacement—currently being inspected by several contractors. Trustees will be evaluating their recommendations. (Criterium really “zeroed-in” on the condition—fair to poor—of the siding.)
 - b.) Based on Criterium study: PMA does not have the financial reserves, or income (beyond 2030) to pay for needed/projected repairs, and maintenance that PMA is currently providing to residents.

Aside: Wayne has worked and reworked cost projections and the need to increase residents' fees for PMA. He has studied several percentage increase solutions (these vary from Criterium report) for PMA monthly fees.

- c.) Based on Criterium study: How does PMA “move forward”? (Increased maintenance information will require an increase in fees!)
- d.) Difficult decisions will have to be made.
- e.) Need required reserves beyond 2030.
- f.) At meeting, also bring up: “if PMA does not maintain buildings and property, then new buyers will “back out.” Maintenance will influence resale of residences, cost of and accessibility of mortgages, and cost of insurance.

Aside: Jim brought up an increase to school taxes to YS residents.

- g.) Siding is the "biggest deal." Repair, or replace?
 - h.) Trustees are currently opposed to cement fiber siding, (Material needs some research.)
 - i.) What will it cost PMA to redo all the siding?
- 3.) Brainstorming by Trustees (cont.):
- j.) Note: Criterium's study based on their recommendation that all siding and roof is to be replaced.
 - k.) Trustees suggested that the same approach we are using for roof repairs/replacement be used for siding replacement, i.e., have several contractors inspect the siding and recommend prioritizing siding replacement.
 - l.) Discuss subsidizing the cost of maintaining PMA "grounds work" with owners.
 - m.) Wayne to provide financial analysis to residents at the August 13th. Meeting.
 - n.) We need to ask/discuss/present: "How will Criterium study impact PMA residents, now!?"
 - o.) Examples discussed: A consistent increase in fees at 10% per year, or initially increase fee % at a much larger amount for several years, then decrease the fee % when a "secure" PMA dollar reserve is achieved.
 - p.) Can we save money by 1.) keeping the existing siding and make repairs/replacement, as needed, 2.) gradually introduce new siding materials, as needed, or 3.) eliminate PMA's paying for service, repair and replacement of "mechanicals" and not raise fees at all?
 - q.) Should residents unable to attend the 13th meeting be "encouraged/allowed?" to appoint "advocates?" Or rely

on Trustees to communicate meeting goals and results?

- 4.) Trustees brainstorming proposed contents and/or presentation strategy for the August 13th meeting:
 - a.) Trustees have not decided about what type of "follow-up/feed-back" should occur with residents. Their goal (at this time)—residents need to first, have some time to think about the information presented.
 - b.) Noted: Most residents agree that an increase in fees is needed. although the % increase amount is unknown at this time.
 - c.) Wayne can show PMA records that "go back ten years" with no fee increases.
 - d.) Trustees to present their interpretation of the Criterium Study, and then encourage residents to think about Trustees' input and respond.
 - e.) Wayne to present various "scenarios" re: fee increases due to rising inflation and costs of materials, repairs, labor, etc.
 - f.) Goal of Trustees is to present FACTS and ask for feedback from residents.
 - g.) A must to discuss: Criterium's "new siding" recommendation and a counterproposal to try to maintain/repair existing siding, and lower the fee increase to 7% per year.
- 5.) Presentation Strategy for 13th Meeting:
 - a.) Marian to Welcome residents and begin presentation.
 - b.) Wayne to discuss financial analysis.
 - c.) Bette to talk about siding recommendation from

Criterion. And discuss repair versus replacement.

6.) Presentation Strategy for 13th Meeting (cont.)

- d.) Wayne to discuss PMA budget and % fee increase, using siding as an example for need of increase in PMA reserves. Wayne can also introduce the option to stop PMA payment for "mechanicals." And another option to reassess, each year, residents' fees.
- e.) Trustees discussed allowing questions after the initial Power Point presentation. (Have to leave Great Room at 2:00pm and must start on time at 12:00pm.)
- f.) Hand out printed copies of the Power Point presentation as people enter. (So they can make notes, if needed.)
- g.) At the end of the meeting: announce that a survey will be distributed (in a few days) so that residents can provide feedback.
- h.) Trustees will compile survey results and distribute to residents and/or decide whether another meeting/ presentation is needed.

Aside: Trustees stated that there will be no PMA Annual Meeting in January 2024. August 26th was a date put forward for the Annual PMA Picnic.

- i.) Marian and Wayne to "put the slides together."

Aside: Wayne to ask for quote from Sherriff-Goslin for roof repairs and/or re-shingling. Ask them for names and recommendations for siding contractors. Also, does Sherriff-Goslin repair chimneys?

- j.) Connie to contact Pro-Painters for a quote for staining. Also, ask if they would consider staining siding on an

on-call, or triage, basis.