

PMA Trustee Meeting for Tuesday, August 8th, 2023
115 Park Meadows Drive at 1:00pm

Note: This meeting was held to define topics to be presented and discussed on the August 13th meeting for the PMA Trustee-to-Residents briefing at the YS Senior Center—12:00 to 2:00pm.

NOTE: Prior to the discussion re: Briefing, the Trustees discussed current PMA items.

- a.) The \$2,500 estimate for misc. roof repairs submitted by Sherriff-Goslin was discussed and approved. Will need to contact S-G for their recommendation of a siding contractor to repair chimney chase/stacks.
- b.) #275 wanted to know when the siding on the east side of her dormer window will be repaired. (Trustees okayed a call to John, or Matt.)
- c.) Enoch is behind his PMA Commons' tree trimming schedule.
- d.) Marian to send out reminder to PMA residents re: 13th meeting.
- e.) The first monthly fee statements, sent out by Matt Cole, had a "few glitches"—some residents who received fee statements are prepaid, and other residents did not receive their statements.

Aside: Should the Criterium "PMA building chart" be included in the 13th Power Point presentation.

- f.) AC Services "swore" their emergency number is "fixed."
- g.) PMA Notes needs to be "sent out" soon.

NOTE: Prior to the discussion re: Briefing, the Trustees discussed current PMA items (cont.):

- i.) Jim reported a "heads up" re: "critter invasion(s)" in attics. (Is this another reason to call John, or Matt?)
- j.) Les Guilford was mentioned as another source for a PMA repairs, etc. contractor.
- k.) The need to address PMA siding —phasing to establish critical, medium, and/or long-term repair strategies. Wayne to ask Jerry Womaks (sp?) for "walk-thru" inspection of siding.

Note: The following items (some from the August 25th meeting) were discussed as topics for 13th meeting.

- 1.) Jim brought up mentioning a possible change to PMA—from a PUD to Condominiums. Thus, residents would pay for all interior "mechanical"—HVAC, Water Softener, maintenance, repairs and/or replacement. Trustees discussed the "pros and cons" for this suggestion. A ranking of PMA top \$ expenses were discussed: First, siding and mechanicals, then, roofs. (Trustees decided to "hold" on this topic for the 13th—unless prepared to answer a barrage of questions from residents.)
- 2.) Trustees will make no decisions, but chose to concentrate on presenting/discussing the findings from the Criterium Report, i.e., the cost of the needed repair/replacement costs. The goal for the 13th presentation: present options to the residents and the "open-up" for discussion.

Aside: Bette suggested that after-commentary by residents be submitted as a "resident survey."

- 3.) Sequence agreed upon: a.) 13th meeting, b.) follow-up with survey to residents, c.) follow-up with another meeting w/ residents to discuss results of survey and trustee analysis.

- 4.) Goals stressed by trustees to residents: a.) understanding of reason for Criterium Study, b.) understanding of Trustees' interpretation of and "follow-ups" to the Study, and, c.) understanding of the residents' reactions to the Study and the Trustees' analysis of the Study.
- 5.) Will "handouts" be offered at the meeting? And copies to residents not attending meeting? (Specifically, those with health issues.)
- 6.) Trustees discussed the technology needed, and/or available at the Senior Center. "Pre-set up" of "Great Room" before 12:00, therefore trustees to be there @ 11:30.

Aside: Bette reported on research she completed re: cement fiber board (one of the possible siding materials to replace the current T1-11 siding on residents) recommended by Criterium. She said there are pros and cons. The cement fiber lasts, with warranty, 25 to 50 years. It has to be "professionally installed," and requires "special needs" for installation. The product is not environmentally safe and has "vapor barrier issues."

- 7.) Trustees reiterated: Present options to residents, making no decisions.
- 8.) Trustees discussed residents' possible concerns about aesthetics versus maintenance costs, and what can be done to preserve PMA aesthetics that residents like.

Aside: Potential project needed to be addresses among trustees at future meeting—need for newer/larger gutters and downspouts, and possibly gutterguards.

- 9.) Trustees want to emphasize that they will be "bringing in" contractors—new and old—choosing best responders with a reputation for good, quality, work.

Aside: Question from Marian. Will Trustees be reimbursed for personal costs spent on meeting data preparation? Encourage repayment, if all Trustees agree.

- 10.) Provide list of potential % increases to monthly fees. Print hand-out copies of Power Point presentation to residents. Trustees to preview/review handouts with suggested titling of handouts. Possibly create and provide a spreadsheet with an explanation of \$ assessments for roofing, mechanicals, siding, grounds maintenance, etc. "Go For Transparency" in reporting how \$ figures were computed. Questions from, comments by and dialogues with residents will be encouraged.
- 11.) Residents to leave with "a lot of information:" copies of the Power Point presentation, Maintenance cost data, Summary, etc. Also, with the announcement that an after-meeting survey will be distributed at, a later date.
- 12.) Don't forget to provide a sign-in sheet!
- 13.) A possible "feed-back/action" meeting date was proposed on October 1st.