

PMA Trustee Meeting for Monday, October 9th, 2023
115 Park Meadows Drive at 1:00pm-3:00pm

Marian Glancy: President

Jim Orme: Vice President

Wayne Gulden, Bette Kelley: Treasurer

Connie Johnson-Chapman: Secretary

Re: Springs Meadows request to place a welcome sign on PMA property:

- 1.) Wayne briefed Trustees re: proposed welcome sign to be placed on the corner of Walnut and Dayton Streets. The developer is offering to pay PMA \$599 per year. (Note: PMA will get to keep \$400—the rest will go for taxes.)
 - a.) The trustees discussed whether the proposed sign on PMA property would be misconstrued as an endorsement for the new development.
 - b.) The trustees mentioned that PMA mowers would have to mow around the sign.
 - c.) Some specific questions raised by the trustees, including:
 - 1.) Size of proposed sign and exact location?
 - 2.) Would the placement and "upkeep" of the sign involve trimming of PMA foliage?
 - 3.) What is the proposed length of time that the sign is to be displayed?
 - d.) Wayne will contact the developers re: above questions and the trustees will decide after their response is given.
 - e.) Trustees discussed distributing a questionnaire to residents for their opinions, but decided to place "signage question on hold" for now.

Re: Update on PMA invoices:

- 2.) Wayne discussed reviewing past PMA statement, invoice and payment procedures with PMA's new accountant. Some revisions to PMA billing were made. (Wayne noted that statements are

FINAL GENERAL

different than invoices. Quarterly Statements are to be sent to residents.)

- 3.) Trustees discussed the revision of/addition to the monthly fee statements to residents. Statements sent to residents should probably be in "hard copy" form, and to include any invoices (from AC Services, as an example) for monies, also due. Add payments to be mailed to PMA P.O. Box # 734 and not placed in the #195 PMA mailbox.
- 4.) Trustees discussed adding above to the next PMA Notes and to announce it at the November 5th residents' meeting.

Re: Siding repair meeting on Tuesday, October 10th.

- 5.) A PMA siding repair "walk-about" with Jason (proposed siding contractor) is scheduled for Tuesday, October 10th @ 9:00am. The contractor has stated that the existing T1-11 siding "is doomed over time" and recommends changing the siding. During this "walkabout" the following residences will specifically be checked #125, #140, #170. #250 and #260.
- 6.) The trustees decided that replacing the existing T1-11 siding with new T1-11 will be done at this time. "Fix as is, for now."

Asides: #230 (Rahmat) to be notified that their roof was inspected and found "not compromised." However, the flat roof over the carport was not discussed—whether inspected, or not?—re: reroofing.

#185 (Wallgren) expressed a concern re: PMA website. She felt that PMA information was too public and should be password restricted.

Re: Siding Committee(s)

- 1.) Trustees recommended that three "siding study committees" of not more than 5 volunteers per committee should be formed. Committees should study Metal Siding, LP (Cedar texture siding,

similar) Siding, and Cement Fiber Siding.

Aside: A few nominees for siding committees were named: Jeannie Joyce, Sue Neff.

Aside: Recommendation to committees to "bring in professionals" to attend meetings and advise. Discussion whether the committees have to "investigate alternatives" and get "estimates for materials and services?"

Aside: First trustee meeting in October needs to define "how we are going to present findings to residents." MOST IMPORTANT!

Notification to residents of Nov. 5th meeting—place, time, etc. needs to be distributed.

- 1.) Trustees need to discuss survey results to be presented.
- 2.) Trustees need to discuss making an announcement re: raising PMA fees, at present, until we have more information about "final costs."

Re: November 5th PMA Residents meeting @ YS Senior Center:

- 1.) Note: some of the above comments, etc. will be discussed at this meeting—specifically to make residents aware of \$\$ concerns.

Aside: Do we distribute the results of the surveys from the August 13th Residents' briefing? If so, then we need to make "hard copies" for distribution. (Surveys will also be placed on PMA website.)

- 2.) The findings of the siding committees.

Aside: What is the PMA "policy" for leaf removal from PMA Commons.

Wayne discussed his conclusions/recommendations re: "found unpaid bills/fees owed by residents—to be collected (yes/no)? but we need to:

- 1.) Revise future statements, as needed.
- 2.) Revise all statements to define fees stated/charged. Add payment postmarked after the 15th of the month will be charged a late fee.

FINAL GENERAL

Aside: Bette and Wayne asked if they have permission to plant Red Cedars on PMA Commons area adjacent to their residence. They were given approval.