

PMA Trustee Meeting for Thursday, January 18th, 2024  
115 Park Meadows Drive at 2:30pm-4:00pm

Marian Glancy, President

Jim Orme, Vice President

Wayne Gulden, Bette Kelley: Treasurers

Connie Johnson-Chapman: Secretary

Meeting Minutes (updates):

- Aside:** a.) A "quick review" by Marian, Bette and Wayne of submitted meeting minutes for approval and final completion of minutes.  
b.) Trustees discussed "PMA monies" available for asphalt replacement of lanes and exterior painting.

### **Siding Repairs and Bids for Spring 2024:**

- 1.) Marian began by asking for painting estimates.
- 2.) Wayne stated that the current contractors providing siding and/or roofing maintenance (KT and Lance) can provide painting estimates. He has requested estimates from KT and Lance. Connie mentioned US Pro-Painters to provide an estimate, but it was decided that the contractors—who are replacing PMA exterior siding—should also have the painting contract. A "siding-then-painting" by the same contractor contract would promote a good "work-flow" for completion of projects. US Pro-Painters does not install siding.

**Aside:** The Trustees agreed that exterior paint colors for the Spring will follow the current color palette. There could be *minor* differences as we are going to paint as opposed to stain.

### **Double T Roofing—Gutter Evaluation:**

- 1.) A gutter replacement from the existing 4" gutters to a 5" gutter has been recommended. Trustees are going to look at cost

estimates of doing so.

**Aside:** Trustees commented upon service provided by Double T. Roofing. The Double T owner's (i.e., father) response to Trustee queries has been timely. Trustees are not happy with the response/service from Double T. Roofing's son.

2.) Wayne suggested that KT will be the "go to guys" for PMA gutters. We all agreed.

### **Asphalt Repairs 2024—Bids:**

- 1.) Houser is the preferred contractor to replace PMA asphalt, however, Wayne suggested that we ask a second contractor for a bid.
- 2.) Trustees agreed that asphalt paving replacement should be scheduled—after—the completion of PMA exterior painting in the spring. However, Trustees suggested that we discuss the "timing" of repairs/painting/paving with our potential contractors.
- 3.) Jim will get estimates/bids from contractors for asphalt.

### **Communication Regarding Salt:**

- 1.) Wayne discussed the current status of PMA billing to owners for reimbursement of AC Services' salt delivery/placement in brine tanks and brine tanks checks.
- 2.) Wayne suggested that PMA pay for the salt delivery, etc. He said the \$ cost to PMA would not be a large amount (compared to other AC Services' costs).

### **Snow Removal:**

1.) **Marian reported her conversation with Tanner for snow removal.**

**He suggested that PMA snow removal should start when snow depth is 2 1/2", instead of the previous 4" snow depth**

removal. He said that "wet snow" is best plowed (easier and safer with his equipment) at the 2 1/2" snow depth.

2.) Marian said that she agreed with his suggestion to change the

PMA snow depth from 4" to 2 1/2".

**Access to PMA site for prospective buyer:**

1.) Marian shared information re: interest/offer for #170 (Dahm's

estate) re: queries and/or requests for PMA meeting minutes, financials, etc. The interested party was directed to the PMA website. Realtor Rik Kristensen was also advised to look at the website for answers to his questions re: PMA financial and policy and procedures information.

**Aside:** Wayne and Bette (#210) will be selling their residence and moving to another YS address. Wayne will continue to serve as PMA Trustee until the end of 2024. Wayne has been involved in some major changes during his first year as Treasurer with regard to PMA Website in addition to setting up new processes with our CPA. The trustees agreed that his continued service as Treasurer through 2024 is in the interests of PMA.

Meeting closed at 4:30pm.