

PMA Trustee Meeting for Monday, October 23rd, 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

- 1.) Trustees discussed the request from developer of adjacent property to install/display a welcome sign on PMA property (corner of Wright and Dayton Streets). Trustees decided not to allow placement of sign.
- 2.) Marian discussed with new owner of #185 (Walgreen) re: all the misc. problems found within the residence: sagging roof via Criterium Study, and gap in pair of cinder blocks located in foundation outside of garage, mold found in house (treated with vinegar). New owner questioned if previous owner was responsible for "fixes" found after sale.

Aside: Roofers (PMA hired contractors) are responsible for sheathing and shingles—not rafters, which is structural.

Aside: Wayne commented that HOA inspectors who do pre-sale inspections DO NOT inspect whatever the HMOs "cover as the HMO's responsibility.")

- 3.) Notify residents re: siding/roof repairs scheduled for completion. Those residents are: #125 (Orme), #170 (Dahm's estate), #135 (Neff), #250 (Wiley), and #260 (Carr), and not #140 (Cox currently for sale). Repairs are tentatively scheduled to begin at the end of the November 6th week.

Aside: Make an announcement re: repairs at the November 5th PMA Residents' meeting and email to residents before November 5th.

Aside: Marian asked that #170 (Dahm's estate) estate lawyer request that beneficiaries call her before they plan to be in the residence. This

was not done previously, and neighbors were concerned re: "strangers" entering #170. She is also going to request that the estate lawyer provide proof of homeowners insurance for #170.

- 4.) Les Prether to be asked to do fall clean-up of leaves and ground maintenance on PMA Commons.
- 5.) Sherrif-Goslin to be asked if they do gutter cleaning.
- 6.) #265 (Caudill) needs a gutter reattachment. Ask Jason (S-G), or Matt (Purdy Built) for repair.

Comments re: planning and to dos for the November 5th PMA Residents' Meeting as a response to the surveys taken after the August 13th PMA Trustees presentation.

- a.) Name "siding" fixes—options and reports. Eliminate metal siding from potential siding material. Current studies to include wood siding (higher quality than current T1-11), LP and cement fiber.
- b.) Committees (3 volunteers per) to form and meet ASAP and encouraged to make "best as possible" recommendations.
- c.) Distribute hard copies of residents' survey and show results "as a possible pie chart."

Aside: How is November 5th meeting be started? Purpose of the meeting to share what has been accomplished, so far—i.e., share data and written residents' survey comments. However, trustees decided that, first, a PMA "current updates" should be given re: existing siding repairs, new guest parking signs, need for residents to submit proof of home insurance, removal of leaves.

- d.) Trustees also discussed the distribution of a Meeting Agenda packet to include: 1.) updates, 2.) feedback from survey, 3.) written comments, 4.) reports with written feedback from the "siding" committees, and 5.) a 10% or 15% increase in the monthly fees per year.

Aside: Committees' feedback will give residents a better reason to

support an increase in monthly fees. Trustees are guessing that residents will opt for and vote to keep existing siding T1-11 and vote for staining instead.

- e.) Trustees want to stress improvements needed throughout PMA for better water drainage—noted in the Criterium report—from residences.
- f.) Trustees propose that a “time-line” be created for presentation at meeting. Timeline (with project dates and costs?) to define what will be scheduled for the coming year: 1.) siding repair and staining (to be begin this fall.); 2.) new asphalt on lanes/driveways (not on Park Meadows Drive which is Village responsibility) and others projects TBD?

Aside: Trustees stress a MUST to summarize survey feedback from residents and reports from “siding materials’ research committees.”

- g.) Marian will send out an e-mail reminder, with November 5th Meeting Agenda, to PMA residents.

Other PMA issues than November 5th Meeting discussed:

- 7.) Guest Parking Only (new signs)—ordered by Wayne—to “picked up.” Information (which make them legal) included on signs names the Moormon (sp?) Company as the “towers” if end-lane visitor only parking is ignored by residents.
- 8.) #210 (Gulden/Kelly) were given the “okay” to plant 4’-0” high Cedar trees on PMA commons at the north edge of their property and PMA east swale.
- 9.) Trustees discussed hiring a PMA Handyman (previous attempts failed). Suggestion made to place add in YS paper.

Next PMA Trustee Meeting: Thursday, November 2nd @ 1:00pm.