

PMA Trustee Meeting for Monday, December 4th, 2023  
115 Park Meadows Drive at 2:00pm-4:00pm

Marian Glancy: President

Jim Orme: Vice President

Wayne Gulden, Bette Kelley: Treasurers

Connie Johnson-Chapman: Secretary

**Meeting Minutes (updates):**

**Siding Repairs:**

- 1.) Re: Siding Repairs are proceeding according to plan. Contractors will continue with repairs ("as long as the weather permits") to residences on front row and then proceed towards the back row. The contractors discussed next repairs to begin at the back row with #215 (J. Brown) and #225 (Beck) and work towards the west.
- 2.) Repairs were complimented by #150 (Jordan).
- 3.) Double T was contracted to check, and clean gutters, as well as blow leaves off roofs. Installation of larger gutters was recommended and to be discussed by Trustees later.

**Spring Painting:**

- 1.) Painting, not staining, of all PMA residences to be done in the spring of 2024.
- 2.) Wayne to ask for a painting estimate from current siding contractor (Scott), and from Sherriff-Goslin (contractor).
- 3.) Painting--as with siding repairs/replacement--to begin in the front lanes then proceed to the back lanes.

**Homes for Sale:**

- 1.) #140 not happy with contractors using their lawn for temporary construction materials storage.

**Homeowner's Insurance—Updates/Status:**

- 1.) Trustees reviewed list of owners/residences current with their submitted proof—i.e., copies of their policies. (Residents not were named, too!)

**Aside: AC needs a new key for service access to #120 (Brookshire) and they also need a new access code for #285 (Adkins). #170 (Dahm's estate) "appears" to be undergoing interior repair/furniture removal, etc. Trustees have not been notified--as requested to estate lawyer--of #170 activity, or work completed. Trustees also discussed their concern re: absent homeowners giving permission to have interior/exterior checks (preferably by a Trustee) for P&P interior temperatures, turn-off of interior and exterior water supplies, etc.**

#### **Meeting Minutes (December PMA Notes):**

##### **Fall Clean Up:**

- 1.) Fall clean-up of PMA Commons will be done by Les Prether's Group.
  - a.) using one machine, they will blow the leaves into piles
  - b.) then, using another machine, they will vacuum the piles and remove them from the Commons

**Aside: Comments by Trustees suggested that deep piles of leaves were a problem—killing the grass.**

##### **Association Fees Processes:**

- 1.) Wayne reported/reviewed the number/amount of back payments  
PMA residents are in arrears from 2022.
- 2.) Suggested that residents be billed for pack payments with request for payment before the first of 2024.

**Aside: Water softener filters—currently dark brown from Village's flushing of its pipes—will not be changed by AC until their scheduled time. AC will monitor the filters until that time.**

- 3.) Newly increased Association fees will be billed in January (2024). The fee increase will be 20% for 2024, but will be re-assessed in 2025. (Variables in 2024 roofing, siding and mechanicals will dictate the % amount for a 2025 reassessment.) At present, late fees will still be \$10.00.

**Update for Residents on Siding Repairs:**

- 1.) Trustees complying with results from the PMA Residents' November 5th Meeting Survey.
  - a.) Siding should be painted instead of the current use of stain.
  - b.) No new siding, (at present) to replace existing siding with other products proposed at November 5th Meeting.
  - c.) Recommended that existing siding be inspected, and maintained, yearly.
- 2.) Trustees reiterated that amount of maintenance required in 2024 will require another reassessment of fees for a possible increase in 2025.

**Aside: Trustees proposed that the date for the PMA Annual Meeting be held in April, and in the Great Room of YS Senior Center.**

**Marian Glancy and Jeannie Joyce will be hosting a Park Meadows' House on December 17th from 2:00pm to 5:00pm.**