

PMA Trustee Meeting for Wednesday, April 3rd, 2024

115 Park Meadows Drive at 1:30pm-3:30pm

Marian Glancy, President

Jim Orme: Vice President

Wayne Gulden, Bette Kelley: Treasurers

Connie Johnson-Chapman: Secretary

Aside: Wayne handed out a 2022/2024 earnings/operating statement for later discussion.

Meeting Minutes:

Preliminary Reports/Comments:

- 1.) #140: proposed buyer (Lynda Hardman) submitted a preliminary home insurance policy. The insurance policy was inadequate in that it only offered coverage for the interior square footage—not the entire structure—as required by PMA Regs/P&P. She will be notified of the need to increase her coverage. The recommended “needed roof, siding, painting, etc. repairs” noted by the #140 pre-sale building inspector will be the responsibility of PMA and will be added to the current PMA repairs schedule.
- 2.) #170 (Barb Stewart): remodeling is currently “on-going.”
- 3.) #210: new owners—Judy and Val—will be moving to PMA in late June early July. They have hired contractor Les Guilford as their contractor.
- 4.) #220 (John and Sally): new owners will be “moving in, bit by bit.” They will be replacing the second “driveway” (removed by the former owners) with asphalt. Marian noted they have already given PMA their emergency contact information.

Aside: A discussion of latest PMA Notes contents to be included.

- 5.) Les Prether to meet tomorrow (Thursday) with Trustees regarding the proposed installation locations for the new guest parking signs.
- 6.) NO PARKING ON GRASS signs for Park Meadows Drive need to be made and installed along Park Meadows Drives—as residents and/or guests have not respected the No Parking On Grass request printed in Previous PMA Notes.
- 7.) The PMA AGM meeting is scheduled for April 28th from 1:00pm to 3:00pm—to be held at the YS Senior Center.
- 8.) Wayne announced that PMA now has two credit cards to pay bills submitted by Tanner (Mowing and Snow Removal) and submitted by AC Services. Each credit card has a limit of \$5,000 for a total of \$10,000. Wayne and Marian have the credit cards.
- 9.) Reminder: Proof of #140. #215. #225 and #235 Home Insurance policies need to be re-checked for full structure coverage. A reminder to all PMA residents to have full structure coverage will be placed in the latest PMA Notes.
- 10.) Wayne and the Trustees discussed the subject of how PMA Treasurer and/or Bookkeeper should respond/notify/bill PMA residents who are delinquent in monthly fees and/or repair bills. A suggestion was made to add a blank delinquent line (to be filled-in for the amount monies owed, (if applicable) to the monthly statement. Wayne said individual statements sent to the residents may also be possible, but agreed that adding the “liner note” re: delinquency on the monthly statements might work. “Not and easy answer.” The Trustees decided to discuss this during the AGM meeting at the Senior Center.

Aside: A representative from Vandalia Asphalt spoke with the Trustees

after he completed an inspection of PMA asphalt for replacement. He recommended that "the only way to do it right" was "to tear it all out and replace with 3" thick blacktop—6,000 sq. yds. for an estimate of a possible \$100,000.00." The Trustees asked if the new blacktop could be installed one lane per year, over the next four years. The Trustees also asked where he would recommend the placement should be for the new guest parking signs. He said "just pole them" into the ground. He also recommended 1.) placing landscape timber across "swale-edge" of the guest parking asphalt to prevent "washing out," or 2.) "curb-it" with concrete. He suggested the curb would be the best solution.

- 11.) The Trustees have agreed, along with AC Services, that PMA Residents can NO LONGER "opt out" of any PMA provided services for mechanicals, salt, alarms, etc. (PMA's experience from **owners** who opted out of service call did not maintain their mechanicals, etc. and PMA had to pay for repairs needed because of their neglect.
- 12.) An updated PMA Residents' Directory will be distributed along with April PMA Notes.
- 13.) Les Prether will be here tomorrow at 3:00pm for a "walk-about" to discuss PMA Commons' Spring cleanup needs.

Siding & Painting Estimate:

- 1.) Lance submitted an estimate for Trustee review. The estimate given would deplete PMA reserves (\$90,000.00)
- 2.) Trustees discussed the need to contract siding and painting for completion in two years, which would almost deplete PMA reserves.
- 3.) Trustees then discussed revising the siding and painting for completion in four years and requested quadrant estimates.

- 4.) A comment was made that we can discuss and maybe "hold off" on a/the roofing schedule until a later date.
- 5.) Trustees agreed that a plan for dividing the siding/painting decision need to be proposed/explained to the PMA residents at the April 28th meeting. (If resistance to the four-year plan is 5. cont.) expressed, then an unavoidable need for another assessment increase will have to be addressed. Data needs to given at the 28th meeting.

Asphalt Repair Estimate:

- 1.) Trustees discussed the proposal from Hauser Asphalt, but decided to hold further discussion until the proposal from Vandalia Asphalt is submitted.
- 2.) Trustees seem to agree that—cost wise—the new asphalt would have to be placed "in quarters,"—i.e. one lane per year. But will await the bids before making a decision.