

PMA Trustee Meeting for Monday, May 6th, 2024

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

Marian Glancy: President

Jim Orme: Vice President

Wayne Gulden, Bette Kelley: Treasurers

Connie Johnson-Chapman: Secretary

#### Opening Comments/Meeting Notes:

- 1.) Purchase/sale for #140 has closed. The new owner plans to move to #140 in August. No proof of insurance has been given, yet.
- 2.) Faye Choo (#205) needs to be asked if she has received the letter from the PMA lawyer.
- 3.) The new owners of #220 have not submitted a proof of insurance, yet. AC Services needs to check their water softener. No service was permitted or done for the previous owners. The lack of that service resulted in malfunctioning mechanicals that had to be repaired by AC Services. The previous owners had a UV detection device mounted too close to the furnace. The device was a fire-hazard and had to be disconnected.

#### Siding & Painting:

- 1.) Sue Neff (#135) has asked about schedule.
- 2.) Jim stated that we need to get a minimum of two bids for large projects.
- 3.) Sherriff-Goslin (emailed to Wayne) their proposal to do roofs, gutters and soffits.
- 4.) Trustees discussed reviewing w/ Lance Roofing his estimate for painting and siding. Jim questioned the added \$20,000.00 estimate for soffits, etc. Lance Roofing wants a commitment—soon—from PMA.

5.) Trustees agreed that a second and possibly a third bid is needed.

### **Siding & Painting (cont.):**

6.) Wayne to get an extra bid from other names given to him by Sherwin Williams' Paint supplier.

7.) Marian expressed concern about "the timing" but, agrees that other estimates are needed. Ideally, the contractor needs to do painting and repairs.

8.) Trustees discussed whether, or not, to notify residents of the decision to ask for more bids.

9.) The decision to raise fees is temporarily "on hold." Residents are currently sharing an inconsistent understanding of the proposed raise in fees. Some residents think that fees will be raised in 2025, others think the next raise in fees will be in 2026—i.e. every other year. Other residents think the fees will be raised for five consecutive years, starting 2024. Trustees need to clarify the options based on outgoing major expenses.

10.) #210 interior being remodeled, and garage door to be repaired. Hold off on replacing garage door until interior work is complete.

11.) Residents who have not provided emergency contact information need to be reminded again. Marian to record information and share with trustees.

12.) Trustees agreed to move the new asphalt replacement to 2025.