

PMA Meeting for Monday, June 3rd, 2024  
115 Park Meadows Drive at 10:00AM

Marian Glancy, President  
Jim Orme, Vice President  
Wayne Gulden, Bette Kelley: Treasurer  
Connie Johnson-Chapman, Secretary

This Trustee Meeting was held to meet with siding repair/painting contractor (KRK), to discuss their proposed work and completion strategy, as well as their requirements for PMA residents as the siding repair and painting work is being accomplished.

- 1.) Keith and Ryan of KRK (contractors located in Xenia) met to discuss and confirm "contract details" specifics w/ Wayne and the other Trustees.
- 2.) PMA has the 15 different paint colors for KRK which are presently in storage.
- 3.) KRK propose to start **Monday, June 17th** and complete in two months (if weather is bad) and one month in good weather.
- 4.) KRK requested:
  - a.) residents' plants currently touching the siding be removed from the siding.
  - b.) a Porta Potty be placed on-site for their use.  
(Note: Trustees determined that the best location for the Porta Potty would be on the sidewalk between #245 and #235.)
  - c.) for buildings being worked on—cars must not be parked in drives. Should be kept in garage or parked on the street.
- 5.) Trustees will distribute a communication to residents with details and requirements.
- 6.) Guest parking spaces will be temporarily allotted to and used for painting contractor equipment.
- 7.) Wayne paid KRK a check for \$50,000.00 as an advance for the repair/painting work to be completed.

Trustees discussed the following topics, after meeting with KRK ended.

- 1.) Trustees decided that porches (exterior, only) would be painted. (Porches had not been previously stained.)
- 2.) Trustees believed siding repairs to the "front lane should go smoothly."
- 3.) Parking notices/instructions should be given (printed) to all residents (including #245/Elaine's helpers).
- 4.) Wayne commented on statements/invoices sent to #185 & #275. He reiterated that "invoices are invoices, not statements (bills).
- 5.) Heidi from AC Services asked that Trustees remind residents that they need to call Trustees, FIRST, before calling AC Services.
- 6.) Marcia Wallgren (#185) has not responded to Marian's reminder that Marcia needs to either move in, or sell, #185. (The one-year vacancy limit by an owner has gone beyond the vacancy limit stated in the PMA P&P's, and by-laws.) Marian will contact PMA lawyer if Marcia does not reply.
- 7.) Trustees questioned whether PMA allows insurance companies to dictate repairs to homes (example #140).

Aside: Drones are being used by insurance companies to "inspect" properties. Is this a current, or future concern?

- 8.) Trustees expressed ongoing concerns re: aging or ill PMA Residents. What can Trustees (present & future) do to address this concern?