

## **PMA Meeting for Tuesday, July 9th, 2024**

**115 Park Meadows Drive at 2:00PM**

NOTE: Meeting scheduled to discuss the concerns PMA Trustees have with KRK painting contractors. (Keith and Ryan of KRK present.)

Marian Glancy, President

Jim Orme, Vice President

Wayne Gulden, Bette Kelley: Treasurer

Connie Johnson-Chapman, Secretary

### **PMA Trustees and KRK dialogue:**

- 1.) Marian said that painters/workers claimed to have been working on-site—not true. Painters--when they were on-site—only worked “half days.”
- 2.) Marian stated that PMA residents are very angry that work isn't being accomplished as promised.
- 3.) Ryan of KRK discussed their reason for being late, and promised to be on-site—whole days.
- 4.) Marian said that 8:30-4:30hrs. need to be kept, or “our deadline will not be met.” She added: “If it's too windy to spray paint, then siding repair can be completed.”
- 5.) Ryan reported that KRK will complete #155 (Ray) this AM, with #145 (K. Johnson) will be painted on Thursday (11th) unless the air-moisture level is too high.
- 6.) KRK said they should be ready to paint the next PMA quadrant in the following week. Marian asked them to communicate any reason for “lateness.”
- 7.) Bette wants to ask KRK to explain their reason for not complying with their promises re: their painting schedule.
- 8.) PMA residents are not lying about limited painters and the

time/lengths of painters working on-site.

- 9.) We expect an 8:30 to 4:30 time/work hours, which was the time frame hours given by Ryan.
- 10.) Marian said that a copy of the June 9th PMA meeting minutes was sent to KRK.
- 11.) Trustees stressed the paint schedule timeline, which KRK agreed to. However, Marian is concerned re: KRK's ability to make repairs and paint to meet that timeline. Repairs need to be made BEFORE painting starts.

**NOTE:** This ended the portion of PMA Trustees Meeting w/ KRK.  
Meeting continued with discussion of PMA topics of concern.

- 1.) Trustees suggest that KRK, or PMA Trustees keep a "log" as to painters' presence and/or working on-site—" here, or not."
- 2.) Trustees discussed the visibility of painters on site.

**Treasurer's report from Wayne:**

- 1.) Wayne is trying to "get residents back to zero balance" of fees, etc. owed to PMA.
- 2.) New bookkeeper claims not to be a banker. So, checks submitted are signed to Wayne. (Check copies are proof of payments.)
- 3.) Roger and Kristen (#205) moving next week.
- 4.) Faye (#205, new owner) needs to be notified that #205 cannot be rented, again. (NOTE: PMA By-laws. Non-rental rule for #205 will continue for all current and future owners.)

### **New PMA Business, plus:**

- 1.) Barb Stewart (#170) has offered to be new PMA Treasurer/ Trustee to start 2025. Current Trustees will invite her to attend a Trustee meeting as a transition before she takes the helm.
- 2.) Sue Neff (#135), Mark Carr (#160), Peggy Koebernick (#175) and Paulette Olson (#100) volunteered for PMA Picnic 2024.

### **PMA Homeowners Insurance, update:**

- 1.) Copies of Residents' Homeowners Insurance needed for:
  - #230 Rahmat
  - #210, Val & Judy
  - #205 Faye needs to be reminded that:
    - a.) Homeowners Insurance and NOT Condo Owners Insurance is required for #205.
    - b.) After attorney review of PMA Byelaws #205 cannot be rented, again even if #205 is sold.
    - c.) #205 given that it has been rented the owners **MUST** move in. The property cannot remain uninhabited.