

PMA Meeting for Wednesday, July 3rd, 2024

115 Park Meadows Drive at 1:00PM

Marian Glancy, President

Jim Orme, Vice President

Wayne Gulden, Bette Kelley: Treasurer

Connie Johnson-Chapman: Secretary

Note: Trustees had a "preliminary pre-meeting discussion" re: PMA contracted painters/painting. Marian and Jim commented that the painters were not providing the service promised.

Additional comments re: Painting and/or Contractors (Marian updated Wayne and Bette)

- 1.) Ruth, Fran, Barb, and Maddie (residents in first row, southwest) have expressed concerns re: the slow progress of the painters. Kathy, Carolyn, and Julia (also residents in first row, southwest) are also complaining.
- 2.) Marian suggested that we meet with the painters--soon! We need to settle this, somehow, if possible without lawyers.

Marian reported: Lance the "original contractor" (that Trustees were interested in hiring) did not return her calls until the day after the contract with KRK was signed.

- 3.) Trustees discussed how painters reacted to confrontation from Wayne. The painters mentioned that they have other projects they're working on, thus a conflict!
- 4.) Marian said that PMA residents are questioning the lack of the "proposed previously agreed schedule" for completion of painting.

Aside: A suggestion was made, if KRK can't do the painting, as promised, then we may have to break with KRK and return to

Lance.

- 5.) Trustees suggested that we need something in writing from KRK that they will offer a proposed solution to their current, inconsistent work schedule and assure us that they can work more consistently.

KRK purchased more paint (5 gallons) to supplement the paint (15 gallons) purchased by PMA. Also noted, Jason will not finish siding repair/painting that he started last year.)

- 6.) Trustees stated that we should meet w/ KRK regarding the Trustees' concerns. A potential meeting day (Tuesday, July 9th) and time (2:00pm) was proposed.

PMA Residents' Homeowner's Insurance was discussed:

- 1.) Connie reported that she spoke with #205's Insurance Agent and both agreed that Condo Insurance policy should be changed to a Homeowner's Insurance policy—ASAP. What was submitted was not acceptable to PMA.
- 2.) A review/update of current PMA Homeowner's Insurance Policies to be resumed for PMA records.

Treasurer's Report re: Monthly Statements to Residents

- 1.) Wayne updated Trustees re: current bookkeeping, account balances, monies owed, etc.
- 2.) Wayne voiced concerns re: as PMA residents age—their abilities to "keep track" of monthly \$ fees, etc. is lessening. This should be a concern to PMA Trustees—present and future.
- 3.) Also discussed: the interior upkeep of aging residents is a concern.

#205 (Roger and Kristen) will be moving to Legacy Village, Xenia.

Trustees returned to the topic of PMA Homeowner's Insurance:

- 3.) Residents need to be reminded, again, Condo Insurance is **not** a PMA "standard" and that Homeowner's Insurance is a PMA requirement.
- 5.) Trustees discussed other possible strategies, but decided "not to do anything, at present."

PMA Gutters:

- 1.) Andi (#285) has complained that her gutters have been overflowing.
- 2.) Discussed asking Double T clean gutters, but discussed Double T's recent "drop" in the quality of their service.
- 3.) Wayne suggested contacting Sherriff-Goslin re: gutter replacement (yes/no) in conjunction with their roof shingle monitoring/replacement.

PMA Picnic and/or Open House:

- 1.) Possibly, a date in September (last Saturday), discussed and changed to August.
2. Marian and Jeannie planning to have an open house for PMA residents in August. Suggested that PMA Picnic be held in August—last Saturday (30th) of month, or on Sunday (31st) as a "rain date."