

**PMA Meeting Trustee Meeting for Friday, August 23rd, 2024
115 Park Meadows Drive at 1:00-3:00pm**

Marian Glancy, President

Jim Orme, Vice President

Wayne Gulden, Bette Kelley: Treasurers

Connie Johnson-Chapman, Secretary

Meeting Agenda and Trustee Comments:

PMA Homeowners Insurance updates:

- 1.) Faye has not submitted a copy of #205 Homeowners Insurance.
- 2.) Trustees reviewed Condo Insurance Policy submitted by #140/ Lynda Hardman. Wayne reiterated that Homeowners Insurance is required (PMA P&P, and/or By-laws) from PMA Residents. Connie will notify Lynda of the requirement and her need to obtain Homeowners Insurance.
- 3.) #105/Hee-Yung has not submitted proof of insurance, as reminded in emails to him. Connie asked Marian to remind in the next PMA NOTES to residents re: submitting copies of up-to-date Homeowners Insurance policies to PMA secretary.

Treasurer's Report:

- 1.) Wayne reported that current PMA expenses are \$174,000.00 for painting. He also stated that the PMA Vanguard account was "not touched" for funds used to pay KRK (painters). He said that the WESBANCO MM and the WPCU certificates were closed.
- 2.) Wayne reported that new (2025-2028) PMA Treasurer (Barb Stewart) met with PMA bookkeeper Matt Cole (Wayne reported that "they hit it off.")

- 3.) Barb expressed concern re: proposed changes that may be made, or not.
- 4.) Barb "does not want to do Quickbooks;" Matt does.
- 5.) Association fees need to be raised. Recommended that notices of raises in fees--starting in January 2025 —need to be sent to residents ASAP. Wayne stated that PMA finances "will be hurting" when the roof shingles are replaced. "We need to think ahead and plan."

RE: PAINTING

- 1.) Trustees suggested a date for a "walk-about"—probably on Tuesday, August 27—to inspect PMA exterior painting by KRK. Marian wants to do a Trustee "walk-about" before a proposed Monday, September 9th meeting, with KRK.

PMA Trustees cannot deny a recommendation for KRK, however they can deny a recommendation as "private citizens."

- 3.) PMA residents (not happy with unpainted surfaces they say that KRK missed) some have hired other contractors to finish painting.

PMA Gutters and Roofing:

- 1.) A roofing company representative, Chris Cannon, made a "cold call" at Marian's re: new roofing for PMA. Sher is going to reach out to him. They will carry out an assessment of all of the roofs.
- 2.) He offered to provide a free assessment for PMA roof shingle and gutter replacement. He commented that newer, replacement shingles were now used, instead of the shingles currently on

most of PMA roofs. (An example: shingles, on the #250/260, etc. roof, are proving to be stronger and longer lasting.)

- 3.) PMA residents--#285 (Adkins) and #275 (Koebernick) have complained about blocked gutters. Trustees agreed that we consider replacing the gutters, soon.
- 4.) #220 (Lanes) are having a problem finding a contractor to replace/repave the once-there parking space that Michelle removed to plant flowers.

AC Services to PMA

- 1.) Marian stressed that AC Services needs a 24hr. notice before service will be provided.
- 2.) AC said it was Trustees responsibility to notify residents.
- 3.) Marian will email Heidi to clarify when the 24hr. notice should be given/scheduled.

PMA picnic is scheduled for Saturday, August 31st form 5:00pm to 7pm, with rain date on Sunday, September 1st. Sue Neff has offered to be "head organizer."