

PMA Trustee Meeting for Monday, October 7, 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:

Updates re: PMA HO Insurance.

- 1.) Marian expressed concern that #140 (Lynda Hardman) has not given us copies of a Homeowners Policy, instead of the Condo Owners Policy previously submitted. Marian gave us a "drop dead date—by the end of the week" for Lynda to submit her HO Policy, or "we will bring it to the PMA Lawyers attn."
Jim explained to Marian that Jim had called Lynda's Condo Owner's Insurance Agent, as well as Lynda to explain PMA's requirements for all residents to have Homeowner's Insurance. He had also shown Lynda an example of a Homeowner's Insurance policy and compared it to the "more comprehensive coverage" offered from a Condo Owners policy.
Connie reported that she received an email from Lynda re: a copy of the Homeowners Policy for #140 would be given to PMA Secretary as soon as she receives her policy.
- 2.) Connie to contact new owner/resident of #185 (Margaret and/or Nancy Johnson? Email from #185 has both names.) re: her need for Homeowners Insurance for PMA residents and copies of her policy to be given to PMA Secretary. Additionally, she needs to provide an emergency contact as well as her preferred email address for the new resident directory.

Updates re: PMA Residents' individual requests for additional painting (at residents' cost) by PMA KRK contractors.

- 1.) Marian reported that residents requesting additional painting was informed that the "painters were a no show."
- 2.) Marian is asking residents for reports of painters not responding as promised.
- 3.) Trustees discussed publishing dissatisfaction re: painters work. Also, discussed giving "references/non-references". Wayne said PMA Trustees—as Trustees—could not publish/discuss our dissatisfaction with painters' work, however—as "private citizens"—we could.

Updates Re: Gutters and Roofing

Marian will call salesman for an evaluation/estimate for PMA roof and gutter replacement—starting in 2026. (Asphalt replacement in lanes is planned for 2025.)

Trusts:

- 1.) Marian wants to ask PMA Attorney re: PMA residences "owned/ managed by "trusts." (The topic of trusts is not mentioned in PMA by-laws, or in PMA Policies and Procedures. Needs to be added to both.)
- 2.) Wayne said that placing a residence in trust is often done for the benefit of heirs. Establishing a trust avoids probate.
- 3.) Trustees discussed "What option/recourse does PMA have if owner's property is in trust and owner fails to pay monthly PMA fees, etc.
- 4.) PMA has liability insurance, but does not have D&O (Director and

Office) Insurance.

5.) New PMA Treasurer and Secretary (2025)

Wayne wants to nominate Barbara Stewart (#170) as new PMA Treasurer starting in 2025 and to add her name to PMA Trustee, Treasurer. The following language was added to the minutes:

Wayne Gulden made a motion to add Barb Stewart as a signatory to all of PMA's financial accounts, including WesBanco, Wright-Patt FCU Vanguard. The motion was seconded by Bette Kelley.

Wayne stated that this change would facilitate Barb's presumed assumption of Park Meadows Association treasurer

duties later this year. Wayne would remain as a signatory until Barb takes over the treasurer duties at which time Wayne would relinquish access to all PMA's accounts. At that time the trustees should discuss and nominate a second signatory as a backup to Barb. The motion was called and accepted by a unanimous vote of the trustees.

3.) The trustees also discussed and moved that Tori Brookshire (#120) be nominated and accepted as PMA Secretary, beginning 2025. Nomination moved and accepted. Trustees discussed including Tori and Barb in future transition meetings, before 2025.