

West Park Hills Homeowners' Association

Monthly Board Meeting

February 3, 2026

Community of the Cross Lutheran Church

10701 Bloomington Ferry Road

Board Members Present:

Rod Wooten, President; Lisa Feldner, Landscape and Grounds; Carol Pavlik, Treasurer; Carol Pelzel, Secretary; Wayne Evavold and Roxanne Luick; Members-at- Large

Board Members Absent: Brent Regan, Maintenance

Call to Order

The meeting was called to order at 6:00 PM.

Homeowners' Input

A homeowner asked if there is anything the Association can do about the cable boxes located throughout the Association. Many of them have covers off, wires sticking out and rusted covers. Feldner responded that it has been difficult to determine who is responsible for these boxes. She said since Gopher One marks where wiring is located she would contact them to see if they have any contact information.

Approval/Amendment of Meeting Minutes – January 6, 2026

Motion was made by Feldner, seconded by Wooten, to approve the January 6 regular board meeting minutes as published. The motion carried, 5-0-1 with Luick abstaining because of absence from that meeting.

Reports

President – Rod Wooten

Wooten reported the final payment for the roofing project has been made. He thanked the Board and the homeowners for all of the work done to complete this project.

Secretary – Carol Pelzel

Pelzel had nothing to report.

Treasurer – Carol Pavlik

Pavlik reported delinquencies are at \$12,900. Two-thirds of those delinquencies are with the Association's attorney.

Pavlik said at the end of last year the Association was \$40,144 over budget. They did place \$47,100 in the Reserve Replacement Fund. A two-year CD was purchased with Edward Jones. Feldner again questioned why her budget was over \$5,000. Pavlik suggested they get together to discuss this further to determine why this is.

Pavlik further reported there will be two CD's maturing in April the Board will have to decide what to do with.

Landscape and Grounds – Lisa Feldner

Feldner reported Miller has been doing a good job on snow removal and she still has some ice melt available.

Maintenance – Brent Regan

No report.

At-Large – Roxanne Luick and Wayne Evavold

Luick explained she had been looking into various software options for use by the Association in managing Association activities including storage of documents. She further explained she looked at two companies that provide HOA management software and had forwarded via e-mail to the Board demonstrations along with her recommendation. The two companies considered were Pay HOA and HOA Start. Luick had met with each company and reviewed their products. She is recommending should the Board decide to move forward to go with Pay HOA for an annual cost of \$2,028.

Pelzel said she had reviewed the demos Luick had provided and agrees Pay HOA would be better suited for their organization. However, she expressed concern on how the Association’s information would be transferred to this software. Wooten said they could look at a possible university intern to populate this software or they could look at a retired person doing this work. They may also want to look at the SCORE organization. There are various alternatives they could look at.

Pelzel asked if either company had provided references and if Luick is aware of any other HOA’s that use this product. Feldner asked how long Pay HOA has been in operation and what would happen to their information should the company discontinue. Luick said she would contact Pay HOA and ask them these questions and report back to the Board.

Since several Board members did not have an opportunity to look at the demos provided by Luick, Pelzel urged them to do so. She was very impressed by this software and felt this is something the Board should look further into.

Evavold distributed a spreadsheet listing proposed future projects for the Association. He explained this is a working document and asked Board members to consider other items that should be added. Evavold reviewed the document line-by-line. Wooten suggested any further discussion should be continued until Regan is present to address some of the items listed.

New Business

Wooten said in light of everything that is going on in the State with regard to ICE, he asked all Board members to be vigilant in our own neighborhood. If they feel something is not right they should call the City’s non-emergency number and to also let him know what is happening.

In response to a question from Evavold, Wooten said he is looking at a newsletter being sent out in March. Evavold said he would like to discuss the newsletter at their next Board meeting to determine what should be included in that newsletter.

Adjournment

Motion was made by Feldner, seconded by Wooten, to adjourn the meeting. The motion carried, 6-0. The meeting adjourned at 6:40 p.m.

Respectfully Submitted By
Carol Pelzel, Secretary