

West Park Hills Homeowners' Association

Monthly Board Meeting – November 4, 2025

Community of the Cross Lutheran Church

10701 Bloomington Ferry Road

Board Members Present:

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

Board Members Absent: No one

Call to Order

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

Homeowners' Input

No one.

Approval/Amendment of Meeting Minutes

Motion was made by Feldner, seconded by Pavlik, to approve the October 7 regular board meeting minutes and the October 7 annual meeting minutes as presented. The motion carried, 6-0-1 with Evavold abstaining because of absence from those meetings.

Reports

Maintenance – Brent Regan

Regan reported the roofing company will begin roof replacements tomorrow, November 5. Homeowners have been asked to let Regan know if their satellite dishes are no longer being used and they want them removed from the roof. In response to a question from Pelzel as to whether or not gutters are included in the insurance claim. Wooten said to his knowledge there is no gutter replacement in this claim but he would verify this and get back to the Board. Regan said he did disconnect all of the hoses throughout the Association.

Regan explained a homeowner had received a notice from the City stating that their deck needed to be painted. Upon further inspection, Regan said the deck is in bad repair and really needs to be replaced. He did work with the City and they said the homeowner now has until June to have the deck painted. Pelzel said if the deck is in need of repair the Association should not paint it. Feldner said this is something that should be worked out between the homeowner and the City.

Regan reported Center Point is currently having bollards installed at the home that do not have them. They will also be installing new meters.

Landscape and Grounds – Lisa Feldner

Feldner will be reviewing the invoice received from Republic to make sure we are being billed properly. Miller did aerate last week. Feldner said she walked around the Association with Edina Seasonal to determine which trees should be removed and which should be trimmed. She did receive a quote from them; however, they did not include stump removal. She will be reviewing this quote and getting back to them. Feldner further explained any remaining funds in her budget will be used to remove and trim trees. There are still three trees by garages that need to be removed.

Evavold asked how much was budgeted for the removal of trees, etc. and for the rock bed updates. Feldner responded she had budgeted \$35,000 for tree and stump removal as well as trimming and \$38,835 for rock bed updates.

President – Rod Wooten

Wooten had provided the Board with a written update including information on payment to the contractor for the roofing project. He was able to reduce the initial distribution to \$300,000. Wooten suggested they develop Association priorities and to review the Association's budget at their December meeting.

Wooten said he is recommending the Association hire the Larkin Hoffman law firm to review contracts, etc. The Association's current attorney, Matthew Drews of Dewitt Mackall, has not been very responsive in getting back to Wooten and Dewitt is proposing to turn some of their projects over to another attorney at a more expensive fee. Wooten said he is suggesting they work with Larkin Hoffman on new legal issues including the review of various contracts. He is also suggesting they keep the issues Drews is currently working on with Dewitt Mackall. Larkin Hoffman's fee is very similar to what they are currently paying Dewitt Mackall. Luick asked if Larkin Hoffman is willing to work with us. Wooten said he has talked to their representatives and they would like to represent us. Pelzel pointed out Larkin Hoffman is a very prominent law firm in Bloomington. Evavold asked if the Association currently has a contract with Dewitt Mackall. Pavlik said she is not aware of one. Evavold expressed concern that Dewitt Mackall may come back to them stating they have a contract/agreement to represent the Association. Pavlik said she would like to see Dewitt Mackall continue working on the bankruptcies and foreclosures they are currently working on and not give them anything new. In response to a question from Feldner as to what Dewitt is not responsive to, Wooten said he asked them to review a contract and he had to make several phone calls to get a response and he never heard from them. This year especially they have been putting things into place with contractors and Wooten said he would like to see this done in a timely fashion and it is time they move forward with another law firm that can accommodate the Association.

Evavold said there are several things coming up where they will need legal input including limiting rental units as well as reviewing contracts. Feldner said if they are not pleased with the current response times from Dewitt, what will they put in place to guarantee a better service level with Larkin, i.e. turn around times. Wooten said this is something they will work with Larkin on.

Following discussion, motion was made by Wooten, seconded by Regan, to use Larkin Hoffman for future legal issues and to keep current issues with Dewitt until they are resolved. The motion carried, 7-0.

(Regan left the meeting at 6:50 p.m.)

Treasurer – Carol Pavlik

Pavlik reported at last month's board meeting the Board approved renewal of a \$53,000 CD for three months with Edward Jones. Edward Jones indicated the Federal Government may lower the interest rate and they will not receive as much interest on the CD's. The bank suggested we look at extending the length of the CD in anticipation of rates being lowered. Considering we have a couple CD's maturing in December, Evavold said he would not be opposed to renewing this CD for two years.

Motion was made by Pelzel, seconded by Feldner, to renew the \$53,000 CD for twenty-four months with Edward Jones. The motion carried, 6-0.

Pavlik distributed the Treasurer's report as of October, 2025 as well as a copy of the Association's financial statements for 2024 and 2023 prepared by the Association's Accountants Smith Schafer. Pavlik reported delinquencies are at \$10,113.

Evavold said he would like to see the budget showing how much money comes in and how much money is being spent. He would also like to see an item on next month's agenda regarding setting priorities for certain projects. Pelzel suggested they consider developing a 5-year Capital Improvement Program.

Vice-President – Vacant

Secretary – Carol Pelzel.

Nothing to report.

At-Large – Wayne Evavold and Roxanne Luick

Nothing to report.

Other Business

Board members expressed concern with a homeowner's dog running unleashed throughout the Association. Pelzel said she would send a First Violation letter to the homeowner explaining if this issue is not taken care of the homeowner will be fined.

Adjournment

Motion was made by Pelzel, seconded by Feldner, to adjourn the meeting. The motion carried, 6-0. The meeting adjourned at 7:05 p.m.

Respectfully Submitted By
Carol Pelzel, Secretary