

West Park Hills Homeowners' Association

*Monthly Board Meeting –January 6, 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; Brent Regan, Maintenance; Carol Pelzel, Secretary; Wayne Evavold, Member-at- Large

Board Members Absent: Roxanne Luick, Member-at- Large

Call to Order

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

Homeowners' Input

A homeowner said because of the snow piled in front of the mailbox, she is unable to reach it. Feldner said she would contact Miller and ask them to clear the snow in front of the mailboxes.

Approval/Amendment of Meeting Minutes – December 2, 2025

Motion was made by Wooten, seconded by Regan, to approve the December 2 regular board meeting minutes as published. The motion carried, 6-0.

Reports

President – Rod Wooten

Wooten reported the Association has received the second disbursement check for the roof replacement claim from State Farm Insurance. This check was deposited into an account at Royal Credit Union. After a nine-day business hold and all invoices have been received, the remaining funds will be disbursed to Weber. Wooten said he hopes to have this completed by January 20.

Secretary – Carol Pelzel

Pelzel had nothing to report.

Treasurer – Carol Pavlik

Pavlik reported delinquencies are at \$13,000. Two-thirds of those delinquencies are with the Association's attorney.

Pavlik reported the 2025 budgeted expenditures were under budget by \$38,000. However, unbudgeted expenditures exceeded \$47,000 including payments for estimated taxes for 2024 and 2025 and additional insurance costs. With the surplus of \$38,000 there was a \$9,000 shortage.

Pavlik explained after all outstanding bills are paid, there will be \$58,000 in BMO checking and \$85,000 in BMO money market. She suggested the Board consider obtaining a CD for approximately \$47,000 from those funds. After reviewing the various outstanding CD's and their maturity dates and when those funds are available along with the various rates available, the Board agreed a two-year CD for \$47,000 should be obtained from the checking and/or money market funds.

Motion was made by Pelzel, seconded by Feldner, to purchase a \$47,000 CD for a two-year period with Edward Jones. The motion carried, 6-0.

Pavlik said she will be updating the Treasurer's report to show the purchase of the \$47,000 CD and she will also prepare an updated listing of current CD's and their maturity dates. Feldner questioned why her budget for grounds (sand and salt) shows it being over \$5,000. Pavlik said she would have to review this further and she would get back to Feldner with additional information.

Landscape and Grounds – Lisa Feldner

Feldner reported she has received several requests for ice melt. Tree work has been completed for this winter and there are no issues with Republic garbage. Feldner said she would reach out to Miller and have them shovel around the mailboxes.

Maintenance – Brent Regan

Regan explained he has found the vendor that the Association has previously used for the bollard covers and will be getting a list of those homes that had the bollards installed this past fall. The Board agreed the new covers should be one color. It was suggested they use a beige colored cover to blend in with the townhomes. Brent is also working with Center Point to determine who installed the bollards that were previously installed. They are not up to code and Regan said he would like to see who is responsible for that. Wooten asked that Regan continue working with Center Point and get back to the Board at their February meeting.

Regan said he has used Anchor Iron for replacement of step railings and is very happy with their work.

At-Large – Wayne Evavold and Roxanne Luick

Pelzel said she would prepare a spreadsheet of Evavold's suggestions for future projects and hopes to have it ready for next month's meeting. Evavold pointed out the City's curbside cleanup will be held in April with the Association's cleanup date being May 2. He suggested a notice be sent to the homeowner's informing them of this date and that it be done in a timely manner giving the homeowner's the opportunity to prepare for the cleanup.

Evavold said he had received a mail piece for insuring waterlines. He questioned who is responsible for the waterlines going into the homes. Wooten said he would check with the City to see who is responsible for these lines.

Luick will provide the Board with more information on the data management software at the February meeting.

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