

West Park Hills Homeowners' Association

Monthly Board Meeting

May 5, 2026

Community of the Cross Lutheran Church

10701 Bloomington Ferry Road

Board Members Present:

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

Board Members Absent: Wayne Evavold, Member-at- Large

Call to Order

President Wooten called the meeting to order at 6:15 PM.

Homeowners' Input

A homeowner reported there is a crack on her new steps and her new railing already has rust on it. Regan said he would take a look at this.

A homeowner questioned the maintenance of the deck railings. Regan explained if it is an existing deck and has painted railings and supports, the Association would paint them unless they are rotted or in poor condition. All new deck railings and supports are to be stained and not painted. Regan said he would check into this to see when the homeowner's railings and supports can be stained.

Approval/Amendment of Meeting Minutes – April 7, 2026

Motion was made by Feldner, seconded by Regan, to approve the April 7 meeting minutes as published. The motion carried, 5-0-1 with Luick abstaining because of absence from that meeting.

Reports

President – Rod Wooten

Wooten distributed information prepared by the Association's Attorney regarding the Association's options in the event of a lender foreclosure on a property in the Association. He asked the Board to review this information and at another meeting they will discuss what direction they should take.

Wooten reported he had met with City staff to discuss what can be done to the many utility boxes throughout the Association. If the boxes are damaged, they may be repaired. They are to contact the City with information regarding the damaged boxes and the City will have someone come out and look at them. The larger boxes cannot be painted.

Wooten explained another company had asked the Association's permission to lay cable throughout the Association. This would require tearing up driveways and Wooten said this is something they should not do at this time.

Secretary – Carol Pelzel

Pelzel had nothing to report.

Treasurer – Carol Pavlik

Pavlik presented the Treasurer's report and stated delinquencies are at \$14,000. She presented the Treasurer's

report explaining she did purchase two CD's with Edward Jones. One was for \$74,000 maturing in October, 2026 at a rate of 3.9 percent and the other was for \$53,000 maturing in May, 2027, at a rate of 3.9 percent.

Maintenance – Brent Regan

Regan said after meeting with the Association's Attorney and a representative from Tactical Advantage it was determined that the Association would not enter into a contract with Tactical Advantage for management of maintenance issues at this time. Tactical Advantage would have difficulty in carrying a \$1 million liability insurance policy.

Regan briefly reviewed various projects that he is working on. He has received several requests from homeowners for work to be done.

Regan reported he is planning to move from the Association some time this summer and will be resigning his position at that time. He anticipates being here until at least the end of July.

Landscape and Grounds – Lisa Feldner

Feldner reported Miller completed the spring cleanup and winter damage will be repaired soon. She is planning to complete some rock bed work and has received some requests for trees, hoses and sprinklers. Feldner said she has postponed her walk around the property because of the weather but hopes to have it completed within the next couple of weeks.

Feldner said she has not been happy with the work done by Edina Seasonal Services and she has had an issue with their billing. They have also left some of their work areas in disarray. She has asked them to come back and repair some of the areas and to refund the Association \$5,900 they overbilled. Feldner said she will schedule Northstar Tree Service Care to remove stumps in June.

At-Large – Roxanne Luick

Luick questioned what next step the Board would like to take with regards to a software management company. Wooten said he would like to discuss this further with Luick and then bring it back to the Board for further discussion.

New Business - Newsletter

The newsletter was emailed to homeowners. No feedback was received.

Adjournment

Motion was made by Wooten, seconded by Regan, to adjourn the meeting. The motion carried, 6-0. The meeting adjourned at 7:10 p.m.

Respectfully Submitted By
Carol Pelzel, Secretary