

West Park Hills Homeowners' Association

*Monthly Board Meeting –December 2, 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

Guest Present: Troy Wagenbach, Tactical Advantage

Call to Order

The meeting was called to order at 6:01 PM by President Wooten.

Homeowners' Input

A homeowner presented debris that he had picked up off of his lawn after completion of the roofing project. He was disappointed in the cleanup efforts. Wooten explained many efforts were made for cleanup after each roof was installed. There were approximately three levels of effort made to pick up the debris. Out of 156 households, there were approximately 7 or 8 issues. The homeowner said he was concerned about Miller having to clean up after the roofing project. He said that the gentleman he spoke to was not aware of any agreement between the roofing company and Miller to clean up.

Troy Wagenbach, of Tactical Advantage, explained Miller was aware of the debris in the yards and they were brought in earlier than usual because of this. Feldner said she also made sure Miller was aware of this. Wooten said there was a concerted effort with everyone to communicate and they were proactive in sharing information with the community. In response to a question from Evavold, Wagenbach said there is a 45-year warranty on the shingles. Regan said considering the sheer size of this project, there were only a few mishaps.

Wooten said he asked Wagenbach to attend this meeting to explain the process and outcome of the roofing project. Wagenbach explained they did make some changes to the number of crews. He said they did go with a higher grade of shingle, Owens Corning, than originally planned because of the bulk price. This did cost Weber Roofing approximately \$10,000. They painted everything on the roof to match the roof including various vents and pipes. Additional costs were also added for replacement of some fascia and roof decking. Wagenbach said Regan was out there every day and always available to answer questions.

Wagenbach explained he had a contract with Weber Roofing and his job was to connect with the people necessary to successfully execute this project. He would also be available to assist the Association with other major projects. He could obtain bids and work with the contractors to completion of a project.

Approval/Amendment of Meeting Minutes – November 4, 2025

Motion was made by Evavold, seconded by Feldner, to approve the November 4 regular board meeting minutes as published. The motion carried, 7-0.

Reports

President – Rod Wooten

Wooten reported he has been working with a perspective new law firm, Larkin Hoffman, for the Association. They have created various documents and have also reviewed various other documents. The Association paid a

\$2,000 retainer fee. Wooten said he received immediate responses when information was requested from them. Wooten also explained they did have some issues with Edward Jones in getting checks issued for the roofing project. Should another major project like this occur, he would suggest they look at another facility to handle the payments. Luick provided Wooten with the name of another attorney located in Bloomington he may want to look at to represent the Association.

Maintenance – Brent Regan

Regan said now that the roofing project has been completed, he is better able to deal with requests from homeowners. Bollards continue to be added. Pelzel said she will try to find the name of the company they used for the plastic covers placed over the bollards. She said they did order various colors to try and match the houses. Evavold suggested they order all of the same color because home colors may change.

Regan said he had been contacted by Comcast asking about running lead wires at the locations where they are installing the bollards and the cement is open. The Board agreed they should not be allowed to do so because it would not be fair to other vendors.

Secretary – Carol Pelzel

Pelzel reported she sent out a second violation notice assessing a homeowner a \$50 fee for violating the Association's Rules and Regulations.

At-Large – Wayne Evavold and Roxanne Luick

Wooten said he had asked Luick to do some research on products allowing for the Association's documents to be more organized and available to all Board members. He would like to see a central depository containing all of the Association's documents including the history of those documents.

Luick presented an overview of two possible alternatives for document management. The first, Pay HOA and the second HOA Start. Her report reviewed both possibilities and she summarized each product. The Board agreed this is something that should be looked into and Luick said she would see about setting up a demo for next month's meeting.

Evavold presented a listing of proposed possible projects for both frontal appearance and interior appearance. Most important would be the address lights and limiting the number of rental units. Evavold said he would like the Board to look at this list and add anything they feel appropriate.

Landscape and Grounds – Lisa Feldner

Feldner reported trees will be removed and trimmed this Thursday. There are three garage trees that will be removed. Miller also did the first snowplow of the season.

(Luick left the meeting at 7:20 p.m.)

Treasurer – Carol Pavlik

Pavlik reported delinquencies are at \$11,922. One of homes included in this amount is in foreclosure.

Pavlik explained there are two CD's maturing; one on December 15 and the other at the end of the month. Evavold reviewed the CD's maturing in 2026 and he suggested they combine these two CD's for an 18-month or even a 15-month CD which would bring that maturity date to March or even June of 2027. Following discussion, motion was made by Pelzel, seconded by Wooten, to combine the two CD's maturing in December, 2025, totaling \$94,000 and renewing them for 18 months. The motion carried, 6-0.

Pavlik said she will be writing checks for both Federal and State income taxes. She will be paying \$10,000 for both taxes for 2024 and they will have to pay \$10,000 for 2025 estimated taxes. Wooten explained even though

the Association is a non-profit, they are required to put money back into infrastructure as expenses. Wooten said he will be looking into this further to see what needs to be done to avoid paying these taxes and any other taxes in the future. Pavlik said she will need to find funds available to pay these taxes. She said there may be funds available at the end of the year they can use. Evavold said they could use funds that were not expended or take some money from the CD's that are coming due.

Following discussion, motion was made by Pelzel, seconded by Wooten, to use funds from the Reserve/Replacement Fund to cover any budget shortfall. The motion carried, 6-0.

Vice-President – Vacant

Adjournment

Motion was made by Wooten, seconded by Pelzel, to adjourn the meeting. The motion carried, 6-0. The meeting adjourned at 8:05 p.m.

Respectfully Submitted By
Carol Pelzel, Secretary