

West Park Hills Homeowners' Association

*Monthly Board Meeting –November 6, 2024
Community of the Cross Lutheran Church
10701 Bloomington Ferry Road*

Board Members Present:

Rod Wooten, President; Chuck Amlaw, Wayne Evavold and Christine Hazen, Members-at-Large; Carol Pavlik, Treasurer; Tim Hinz, Maintenance (virtual); Lisa Feldner, Landscape and Grounds and Carol Pelzel, Secretary.

Board Member Absent: Brent Regan, Vice President

Call to Order

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

Homeowners' Input

There was no homeowner input.

Approval/Amendment of Meeting Minutes

Motion was made by Feldner, seconded by Hinz, to approve the October 1 Annual meeting minutes. Evavold requested the minutes be amended to include "two of our Board members were loudly yelling about a disagreement they had versus handling it maturely." Evavold asked that going forward the Board act maturely and there be no yelling. Vote was called on the meeting minutes as amended. The motion failed 3-5 with Wooten, Pavlik, Hinz, Feldner and Pelzel voting nay.

Motion was made by Wooten, seconded by Pavlik, to approve the October 1 Annual meeting minutes as presented. The motion carried 5-3 with Amlaw, Evavold and Hazen voting nay.

Motion was made by Feldner, seconded by Pavlik, to approve the October 1 Board meeting minutes as presented. The motion carried 7-1 with Evavold voting nay.

Directors' Reports

President – Rod Wooten

Wooten said he has two items for Board discussion and they will be brought up at the end of the agenda.

Vice-President – Brent Regan

Regan was not present but did provide the Board with an update. Currently he believes the Association is stable and no major issues have been brought to his attention other than a cut telephone/cable line while a stump was removed. He suggested they coordinate stump removal with the location of underground lines. Regan said he is also in agreement with beginning the process of updating the Association's bylaws. Hinz explained they do coordinate stump removal with the marking of the various lines.

Secretary – Carol Pelzel

Nothing to report.

Treasurer – Carol Pavlik

Pavlik distributed the Association's Financial Statements prepared by the Association's auditors for December 31, 2023 and 2022. She indicated this report is available to homeowners upon request. Pavlik presented the Association's financial position as of October, explaining delinquencies are at \$9,728. Evavold asked for clarification as to where the money is coming from for the remaining deductible for the insurance claim for the roofs. Pavlik said at this point she is not sure. It will depend on the end of the year budget to see if there are

additional funds available. The \$5,000 was taken from the reserves and if necessary, the additional \$20,000 could also come from reserves. Evavold asked what happens to budgeted money that is not spent at the end of the year. Pavlik said it will remain in the Association's checking account.

Evavold said he would like to see an item on the January agenda to discuss what money has not been expended at the end of 2024. He said they have spent over \$150,000 in unexpected charges and he believes they are behind the budget for 2024 and they are projecting a higher budget for 2025. Wooten pointed out they would have a better picture of the 2024 budget in January when they have the year-end numbers for 2024. At that time, they will be able to determine what has been spent for the entire year and they will better be able to look at the 2025 Budget. Evavold said he believes they are spending more than they are taking in for 2024. They need to be looking at the budget. They may be looking at some sort of catastrophe in the future. Evavold said he would like to see some team put together to look at future costs to balance out what they are doing.

Hinz explained that he will not spend his entire budget for apron replacement this year. This would probably result in an additional \$50,000 of unexpended funds.

Landscape and Grounds – Lisa Feldner

Feldner reported yard cleanup was started on November 1. The landscape people are now waiting for the ground to dry out after the recent rains to complete the cleanup. They are currently three to four weeks earlier than usual.

Feldner said trees are scheduled to be removed and/or trimmed the week of December 16. They are planning to remove approximately 20 trees that are diseased or dying and they will be trimming approximately 50 trees. The cost of all of this is included in the Landscape and Grounds 2024 budget. In response to a question from Amlaw, Feldner explained she walked the property with two different arborist and they presented her a report on which trees should be removed and/or trimmed. Amlaw said he would like to see a copy of those reports. In response to a question from Evavold, Feldner said the remaining stumps by the garage aprons will be removed next year.

Feldner explained she was only aware of one instance this year of a cable being cut when grinding stumps. The cables are marked, however, the trees located by the garage have extensive root systems and there is always the risk of hitting the cable and not seeing it. In this instance, the resident whose cable was cut works from home and is dependent on the internet. The homeowner did not immediately report the outage but had to acquire another carrier for internet service since his current carrier could not come out for a couple weeks and this was not acceptable to the homeowner. The homeowner is now asking that he be reimbursed for the \$100 installation fee charged by the new carrier. Feldner said she is not sure how this should be handled but was considering having the Association pay the \$100 fee or to split it with the homeowner. Amlaw said he is concerned if someone else has a similar problem it could cost the Association more. He feels if the Association pays this fee, it would set a precedent. Pelzel asked if Feldner has talked to NorthStar about this bill. She said she has not but would approach them about paying the \$100.

Feldner said she has ice melt in her garage should a homeowner request a bag. Evavold asked if this ice melt is hard on the driveways. Hinz explained if too much sand mixed with salt is placed on the driveway it could cause damage. It's the combination of the two ingredients and if people continually place salt on the driveway and do not remove it that can also cause damage. Evavold said he does not believe homeowners are aware of this. He suggested some type of communication be sent to homeowners explaining this. Feldner said she does purchase friendly ice melt that is safe for pets and driveways. Hinz said there is a little bit of salt in the sand Miller puts down in the winter. Feldner said she had been told there was not any salt in the sand but she will confirm this with Miller.

Feldner indicated she will begin working on the fall newsletter to homeowners. She has been in contact with Republic to determine when Christmas trees will be picked up. She will also include information regarding the use of sand/salt situation.

Work on the Cavell wall has been completed. Vines put down clean dirt and seed and as a result of that Feldner purchased two soaker hoses to water the new seed. Regan helped her install the two 150 foot hoses and she asked for help in now removing those hoses.

Property Maintenance & Grounds – Tim Hinz

Hinz reported the last of the 12 aprons for this year were completed last week and the work came in under budget. Work orders received have pretty much been done. Hinz further reported Weber Roofing is still working/negotiating with State Farm on the roofs damaged by hail. The state adjuster has been on every roof in the Association. Feldner asked if it would be possible to get a list of the roofs that need to be repaired. Hinz said he would reach out to Weber Roofing to see if he can get a copy of their list.

(Hinz left the meeting at 6:56 p.m.)

At-Large – Chuck Amlaw, Christine Hazen and Wayne Evavold

Amlaw had nothing to report.

Evavold asked for a listing of the Association's CD's and their maturity dates. Pavlik distributed this information to the Board.

Hazen tendered her resignation from the Board effective immediately. Her resignation will also open the Rules and Regulations position without requiring any other Board members to resign.

Other

Feldner pointed out seven decks have recently been completed. Evavold said he hates to see money spent on painting decks and then have them replaced. Feldner explained Hinz does not paint decks if they are rotted or need to be replaced.

Old Business – Discuss Process for Review and Amendment of ByLaws

Wooten said he would like the Board to discuss how the review and amendment of the Association's Bylaws should be handled. Evavold suggested they have an outline of the Bylaws to determine what they need to amend and that more than one member of the Board address this. The Board needs to determine what they want to achieve. Amlaw said he feels they need to update the Bylaws and determine if there are areas that are problems. The entire set of Bylaws should be reviewed. They need to address the problem areas together. Hazen said this will take some time and perhaps someone rewrite/redraft the verbiage of certain sections. Pending approval by the attorney, they can then move onto another section. They could do it section by section and this process could include homeowners. Feldner suggested a Google doc be created which would then allow members to go in and make marked changes to the document.

Evavold suggested they table this item until the next meeting giving them time to create ideas for discussion as to how the amendment of the Bylaws should be handled. The Board agreed to continue discussion of this item to their next meeting.

New Business – Discuss the Framework for Decision and Development of WPH-HOA Strategy

Wooten pointed out this Board has accomplished quite a few items this past three or four years. He prefers they remain self-managed and this is a bit challenging. They need to consider how they can maintain the ability to be self-managed in the Bylaws beyond this Board. They need to involve more homeowners in managing the

Association generally and to consider how the Board is communicating with the homeowners. Evavold said he would like the Board to look at the items being considered to see if it makes common sense and go from there. The Board needs to work on that and hopefully the entire Board can have that process. Wooten said the Board has his commitment to go in that direction. Collectively as a Board they can strategically move in that direction going forward and in doing so in a positive manner. Evavold said each Board member has some specialty and we are here for the betterment of the Association. Feldner explained everyone on the Board could be somewhere else but have chosen to be on this Board and it is her hope that in the future they can be respectful of each other and work together.

Adjournment

Motion was made by Wooten, seconded by Evavold, to adjourn the meeting. The motion carried, 7-0 and the meeting adjourned at 7:24 p.m.

Respectfully Submitted By
Carol Pelzel, Secretary