

West Park Hills Homeowners' Association

*Annual Homeowners' Meeting –October 7, 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; Roxanne Luick, Member-at- Large

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

Call to Order

The meeting was called to order at 7:00 PM by President Wooten.

President's Message

Wooten welcomed homeowners to the meeting and asked Board members to introduce themselves. Wooten acknowledged Board member Evavold who was unable to attend this meeting. Wooten asked for any nominations from the floor for the open Board positions. No nominations were received. Wooten explained he has been a Board member for three years and serving as President for two years. He acknowledged former Board members who set up the framework to allow this Association to remain self-managed and to ensure homeowners have the best quality of life.

Wooten reported roofs had been damaged by a hail storm last year. After a considerable amount of time and effort the Association's insurance company, State Farm, has approved the claim for total roof replacement on all 39 buildings. Wooten responded to questions from homeowner's explaining the process for this project and indicated once a check has been received from the insurance company work will begin and homeowner's will be notified when their building will be worked on.

A homeowner asked what the value of the townhomes is. She needs this information for her own personal homeowner's insurance. Wooten explained State Farm has asked that all insurance related questions be referred to them directly.

Director's Reports

Treasurer – Carol Pavlik

Pavlik reported the CPA has reviewed the Association's financial statements and accepted them. If homeowners would like a copy of the CPA report, they should contact the Association to request a copy. She explained the Association dues were raised for 2026 from \$240/month to \$255/month beginning January 1, 2026. The master policy deductible has been increased from \$25,000 to \$40,000 effective October 1, 2025. Homeowners should be sure to contact their insurance company to make this change.

Pavlik reviewed the Association's 2026 budget which was included in the homeowner's packet. She noted dues delinquencies are at \$9,900 and she continues working on getting those dues paid.

Maintenance – Brent Regan

Regan reported they still have 20 garage aprons to complete and are planning to do eight next year. Regan said he continues to process work orders.

Landscape and Grounds – Lisa Feldner

Feldner explained within the next week or two they will be starting landscape work and hope to upgrade and replace seven rock beds. There are several trees to be removed and she is working with a tree arborist to

determine which trees should be removed. Feldner also stated she has been working with the garbage company. Their fee will increase eight percent in the second and third years. Feldner said they will be signing a two-year contract with Miller. She did receive other bids for lawn/snow maintenance and found them to be significantly higher than Miller.

Secretary – Carol Pelzel.

Pelzel thanked homeowner Jessica VanSickle for the work she has been doing to keep the Association's website updated.

Election of Officers

Pelzel, Regan and Evavold were elected to the Board for a three-year term.

Adjournment

Motion was made by Wooten, seconded by Regan, to adjourn the meeting. The motion carried, 6-0. The meeting adjourned at 7:54 p.m.

Respectfully Submitted By
Carol Pelzel, Secretary

West Park Hills Homeowners' Association

*Monthly Board Meeting –October 7, 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; Roxanne Luick, Member-at- Large

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

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 Wooten, seconded by Regan, to approve the August 6 meeting minutes as presented. The motion carried, 6-0.

Reports

President – Rod Wooten

Wooten introduced representatives of Weber Roofing and Construction to provide the Board with an update on the outstanding insurance claim for roof damage to units throughout the Association. Troy Wogenbach, Project Manager, reported the Association has been awarded the full amount for the replacement of all 39 roofs. He explained the process for obtaining this award. They had appraisers from Weber and State Farm and an umpire who all agreed the roofs should be replaced. They must now wait for paperwork and a check from State Farm before they can begin work. The estimated cost of the replacement is \$1.4 million. The process for the work was explained stating dumpsters will be located in the street and the debris from the old roof will be transported to the street.

In response to a question from Luick, Wogenbach said normally gutters are the responsibility of the homeowner and do not come into play in this case. However, once they receive more information from State Farm they will better be able to determine what will be covered.

Wogenbach explained there are 39 roofs that will be replaced and they will notify the homeowners when their roof will be replaced. Work will occur approximately between 7 a.m. and 6 p.m. As soon as a check is received from State Farm they will begin the work. Wogenbach recommended the Board select one color of shingle for all of the roofs. It is expected they will do multiple buildings in one day. Homeowners should only be inconvenienced for approximately one day.

Motion was made by Pelzel, seconded by Regan and all members present voting aye, to select Weathered Wood as the color to be used for the shingles. The motion carried, 6-0.

Vice-President – Vacant

Secretary – Carol Pelzel.

Treasurer – Carol Pavlik

Pavlik explained the Association has a \$53,000 CD maturing. She suggested they renew it for three months at 3.85 percent with Edward Jones. This would align with their plan of staggering maturities of the various CD's.

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

Pavlik reported delinquencies are at \$9,900.

Landscape and Grounds – Lisa Feldner

Maintenance – Brent Regan

Regan said he has been made aware that one of the outside faucets was leaking inside a home. This leaking may have been the result of the hose not being disconnected from the outside faucet. He suggested they put out some type of communication to the homeowners asking them to remove their hoses from the faucet and to store the hoses in their garage. Regan said when the time comes, he will walk throughout the Association to make sure all hoses are disconnected.

At-Large – Wayne Evavold and Roxanne Luick

Annual Meeting

Wooten reported Board members will be presenting their reports at the annual meeting. The Board will reconvene after the annual meeting to elect officers.

Motion was made by Feldner, seconded by Pelzel, to call a recess at 6:50 p.m. with the meeting to reconvene after the annual meeting. The motion carried, 6-0.

Reconvened Meeting

The meeting was reconvened at 7:55 p.m. to elect Board members to certain offices.

Motion was made by Pelzel, seconded by Regan, to approve the following slate of officers:

Wooten – President
Feldner – Landscape and Grounds
Pavlik – Treasurer
Regan – Maintenance
Pelzel – Secretary
Evavold – Member-at-Large
Luick – Member-at-Large

The motion carried, 6-0.

Adjournment

Motion was made by Pelzel, seconded by Regan, to adjourn the meeting. The motion carried, 6-0. The meeting adjourned at 8:00 p.m.

Respectfully Submitted By
Carol Pelzel, Secretary