

West Park Hills Homeowners' Association

*Monthly Board Meeting – May 6, 2025
Community of the Cross Lutheran Church
10701 Bloomington Ferry Road*

Board Members Present:

Rod Wooten, President; Brent Regan, Vice President; Lisa Feldner, Landscape and Grounds; Carol Pavlik, Treasurer; Tim Hinz, Maintenance; and Carol Pelzel, Secretary.

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 homeowner input.

Approval/Amendment of Meeting Minutes

M/Regan, S/Feldner, to approve the April 1 minutes as presented. The motion carried, 5-0-1 with Pelzel abstaining because of absence from that meeting.

Update on Insurance Claim

Hinz introduced Troy Wagenbach, Project Manager for Weber Roofing and Construction. Wagenbach was present to give the Board an update on the Association's claim with State Farm for roof damage caused by hail. He explained since this is a big claim, it does take time. Appraisers hired by Weber were out to the Association preparing their report. They believe State Farm missed damage on the roofs during their original inspection. Wagenbach said their job is to go on the roofs and look at all of the damage and prepare a report showing this damage. They will work with this information for the claim but it is clear this was not what was originally filed by State Farm. It does take time for State Farm to approve or deny a claim. They anticipate it will be another two or three weeks before they hear back based on the damage Weber found. If State Farm denies the claim, Weber will have to hire a State Appraiser. It may require them to determine which storm caused what damage and this can be a lengthy process. At that point that is when lawyers may get involved.

Wagenbach said they anticipate hearing something from State Farm within two weeks or so. He said Weber Construction is invested in this as well. State Farm has agreed to repair the soft metals, however, there is also damage to the roof which they have to prove to State Farm.

Reports

President – Rod Wooten

Wooten reported there is a dog in the community that is running around unleashed causing havoc. A complaint will be filed with the Police Department to have this addressed.

Vice-President – Brent Regan

Nothing to report.

Secretary – Carol Pelzel.

Nothing to Report

Treasurer – Carol Pavlik

Pavlik presented the Treasurer's report ending April. Delinquencies are at \$8,941.

Pavlik explained funds held for the Association's insurance claim were temporarily placed in a three-month CD with Edward Jones and she was now asking what should be done with this CD that is maturing at the end of this month. Motion was made by Pelzel, seconded by Regan, to renew the CD for \$20,100 for three-months with Edward Jones. Motion carried, 6-0.

Pavlik reported she has been working on the Worker's Comp audit and hopes to have that completed by the end of the month. She has also been working with the CPA on preparing necessary reports.

Wooten said he would like to continue discussion of the budget until Evavold is present. Feldner said she would like a pre-discussion on the issue of reducing or capping the amount certain Board members receive for serving in their position. Pelzel said she is not in favor of that proposal and feels those Board members earn the small stipend they receive for the amount of work they put in. Wooten pointed out if they were to hire someone to do the work these Board members do it would be much more costly than the stipend they are receiving.

Maintenance & Architectural – Tim Hinz

Hinz said there are several work orders in the works, nothing major. They will continue working on aprons, steps and sidewalks. They hope to start this week on the aprons with ten scheduled to be completed. They will have to remove five stumps.

Hinz announced he will be stepping down from his position on the Board as Maintenance and Grounds director at the end of this month. Wooten said he would be working with Hinz on transition this month. Regan said he would be interested in filling Hinz's position. Pelzel thanked Hinz for all of the work he has done for the Association, especially for being so proactive. She felt some of his biggest accomplishments was the water turn-offs now located in the individual homes and for the work he has done with the garage aprons.

Landscape and Grounds – Lisa Feldner

Feldner explained Miller did the spring cleanup last week. They did put down fertilizer but unfortunately, Miller did not notify her so she was unable to notify the homeowners. Wednesday will be their mowing day.

Feldner said she has received a few homeowner requests. She has not yet done her spring walk through. She reported Republic has given her the prices for their new contract beginning January 1, 2026. Those prices are less than what they are currently paying. Feldner said she would be contacting Republic to make sure she fully understands what is being proposed.

Regan questioned what could be done with the mowing of the slopes. The mowers are scalping the grass. Hinz said they may want to suggest they mow a different way on the slopes. Rather than back and forth they go up and down. Regan said they could even suggest they use push mowers on those slopes. Feldner said she would talk to Miller about a solution to the scalping of the lawn.

At-Large – Wayne Evavold

Nothing to report.

Old Business – Continue to Discuss Newsletter Information

Pelzel is still waiting for information to be included in the newsletter.

Adjournment

Motion was made by Hinz, seconded by Wooten, to adjourn the meeting. The motion carried, 6-0. The meeting adjourned at 7:33 p.m.

Respectfully Submitted By
Carol Pelzel, Secretary